



**bruntwood**  
Works

## **111 Piccadilly**

Manchester's  
smartest workspace

111 Piccadilly



A Bruntwood Works Pioneer  
Space to innovate the everyday



111 Piccadilly

# Manchester's smartest workspace



A Bruntwood Works Pioneer  
Space to innovate the everyday



# Space to innovate the everyday



## Bruntwood Works Pioneer buildings are the future of workspace design and innovation – the buildings of tomorrow, today.

Each site's forward-thinking spaces offer individuality and flexibility, along with unique events and retail offerings. They create the perfect place for the Bruntwood Works community of vibrant businesses to connect.

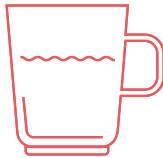
You'll find bespoke designs at each location, all based on six key themes - amenity, art, biophilia, sustainability, wellness and technology.

We're master reinventors, crafting something unique and exciting, mixing the old with the new. All of our Pioneer buildings offer workspace for businesses of all sizes, from a single coworking desk to serviced offices and leased spaces.



# 6

### Six key themes of Pioneer



Amenity



Wellbeing



Biophilia



Amenity



Sustainability



Technology



# One seriously smart space

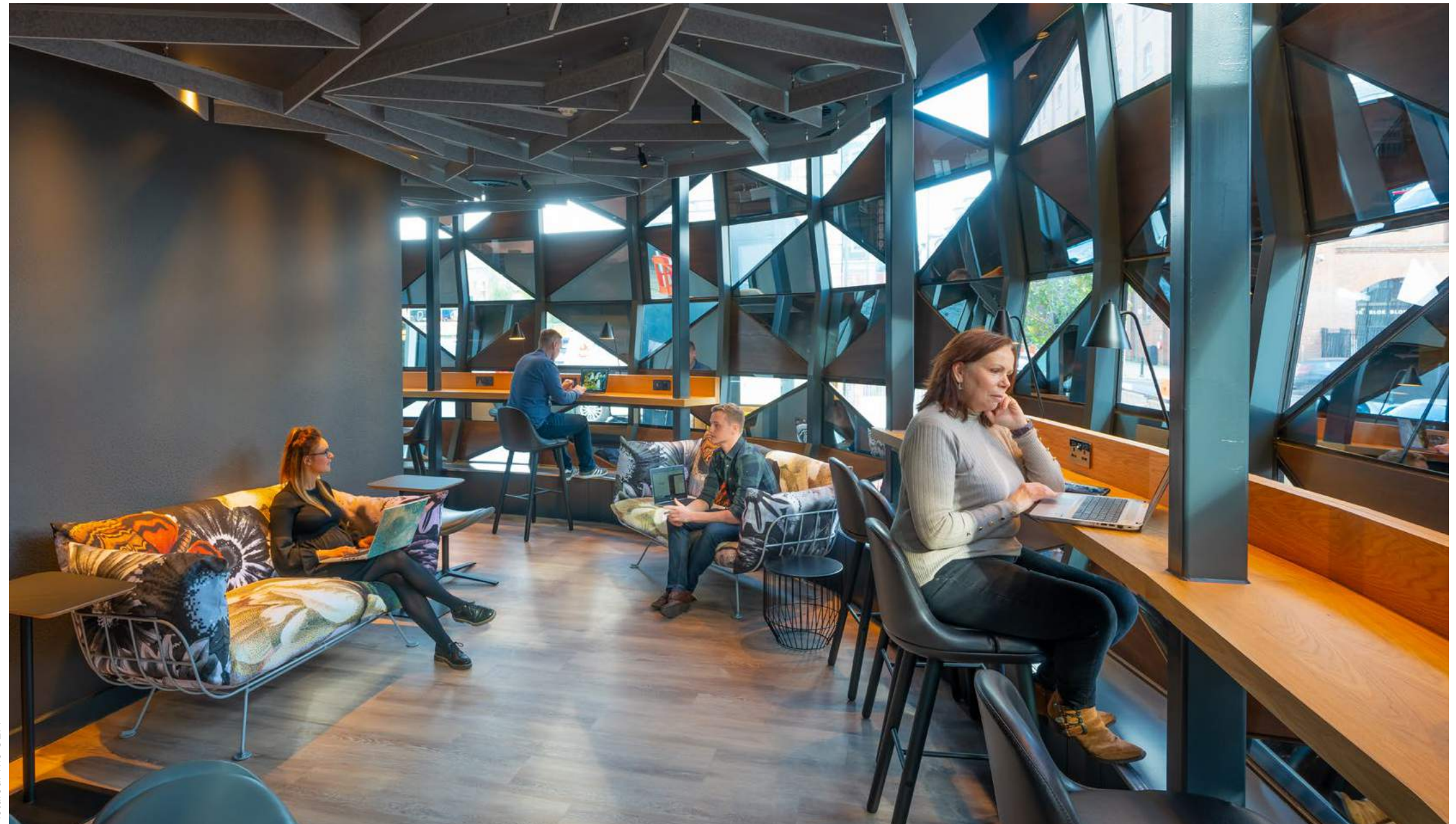
## Everything at 111 Piccadilly is tailored to you and your needs.

Designed specifically to enhance your everyday by giving you control over your work environment and your wellness, this really is the smartest workspace around. It's more sustainable too, from the power to the plants. And all of this is supported by the *Platinum standard WELL accreditation* which will be awarded in 2021.

### ***But the innovation doesn't stop there.***

Within these walls, and beyond, digital art installations inspire, and community-building events bring pioneering thought leaders together. All this conveniently waiting on the doorstep of Manchester's Piccadilly Station.

And with coworking and leased offices all under one roof, 111 Piccadilly gives you the flexibility to discover or create the workspace that works best for you.



Pictured: The CEM





# *Fueling your creativity*

Ancoats Coffee Co. will be bringing their latest concept to fuel your working day.

**ANCOATS  
COFFEE** CO.





111 Piccadilly

















# *The future of workspace design and innovation*

One of the first  
coworking centre in  
Europe to achieve  
*platinum WELL*  
accreditation.

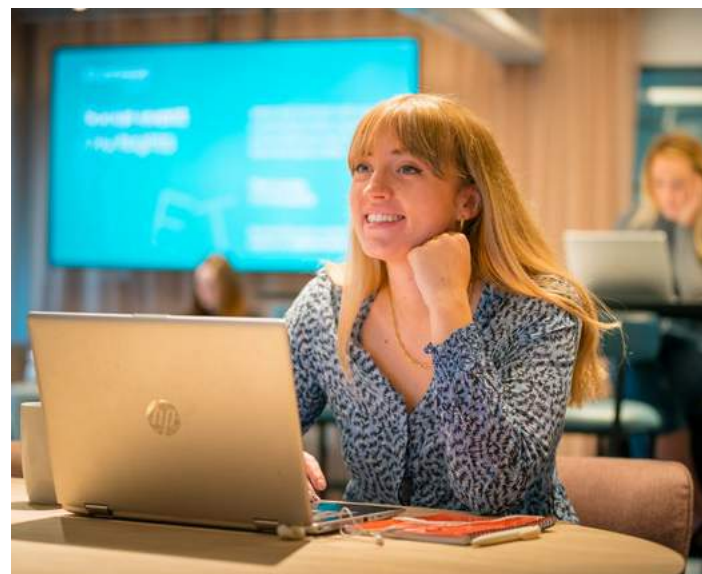
Everything at 111 Piccadilly is  
tailored to you and your needs.  
Designed specifically to enhance  
your everyday by giving you control  
over your work environment and  
your wellness, this really is the  
smartest workspace around.





# WELL *smart*

111 Piccadilly is on track to achieve a Platinum WELL accreditation in 2021, one of the first in Europe to receive this accolade.



Happy and healthy staff have many benefits, not just productivity, so we're working hard to make sure our workspaces work just right.

WELL consists of 10 concepts focused on human health:



## Air

Sensors to monitor air quality and space utilisation.



## Water

Adequate hand washing facilities and free filtered water.



## Community

Community engagement including a range of social, wellbeing and business support events.



## Mind

Wellness data and events provided and Mental Health education policies shown on our digital screens. Indoor planting is a theme throughout and viewable from at least 75% of all workstations.



## Light

Improved lighting in the building, 30% of workstations within 6m of windows. Enhanced occupant control.



## Movement

Indoor space is to be designated for contemplation, relaxation and restoration.



## Thermal Comfort

Opportunity to control your own heating and air conditioning to make sure it's just right.



## Nourishment

Free fruit & veg for customers and locally sourced produce with designated eating zones.



## Sound

Different zones for enhanced sounds.



## Materials

All interior materials (paints, coatings, adhesives, sealants, flooring, insulation, furniture and furnishings) specified are of low-VOC nature.



# Ground Floor



360 Tour



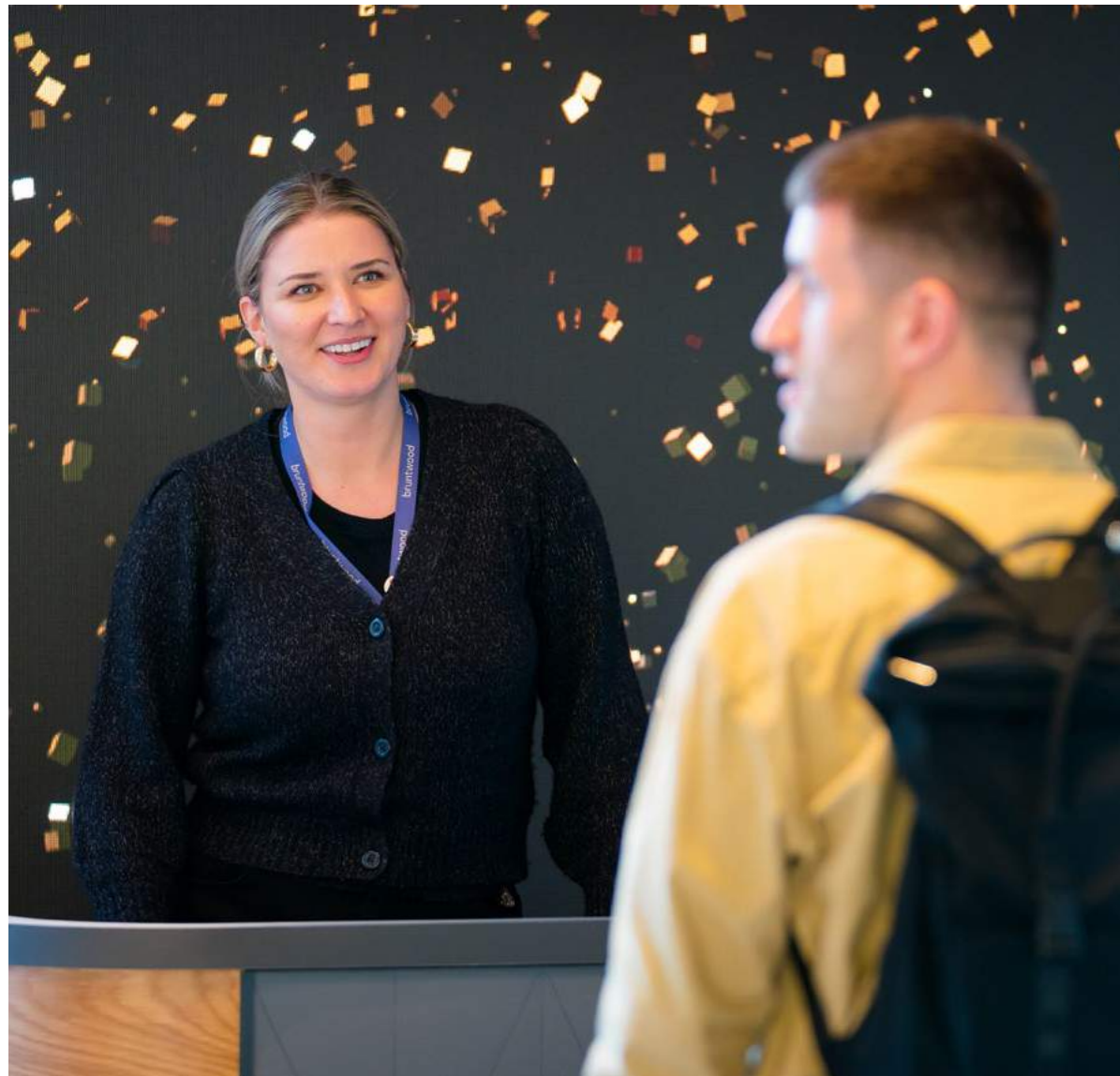
## Ground Floor

- |                     |  |
|---------------------|--|
| 1 The GEM           | 9 Coworking studio   |
| 2 Breakout Space    | 10 Meeting rooms x3  |
| 3 Digital Art       | 11 Meeting rooms<br>2 x 10 person meeting rooms with a bi-folding partition. |
| 4 Ancoats Coffee Co | 12 Bike Store  |
| 5 Garden            | 13 Standing meeting room   |
| 6 Lounge space      | 14 Kitchen   |
| 7 Phone booths x2   | 15 Meeting Room  |
| 8 Booths            | 16 Meeting Rooms   |

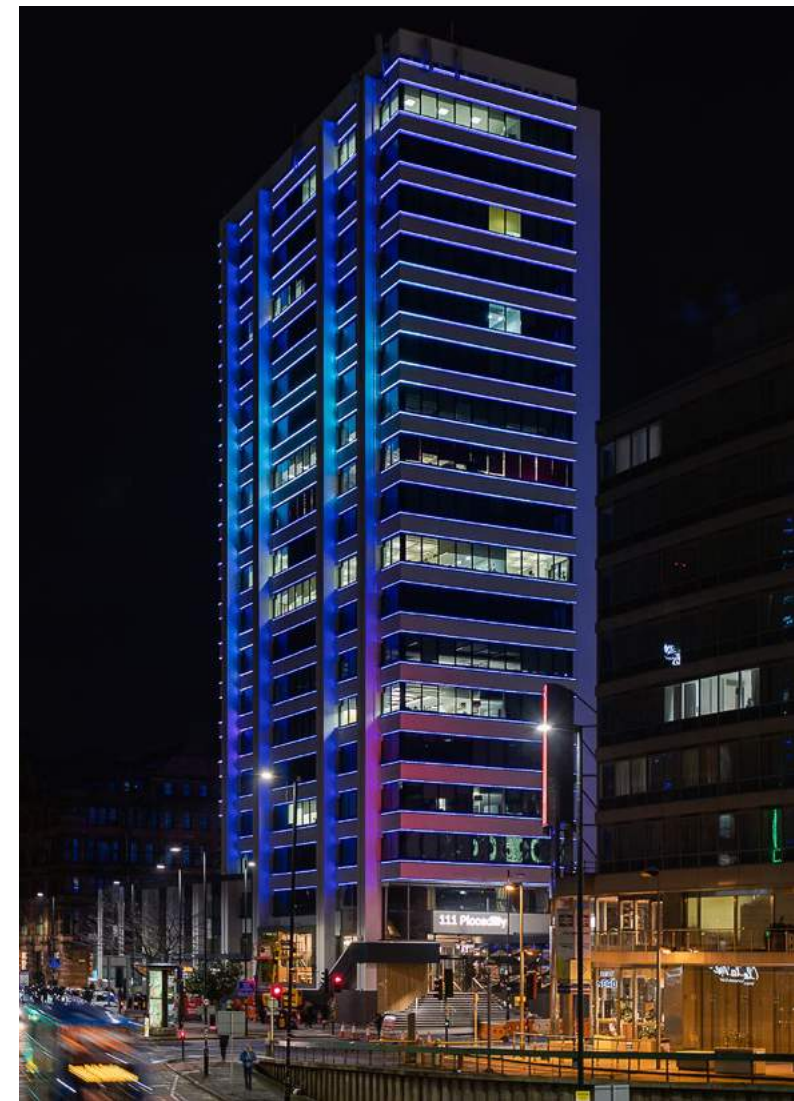
Launching 2021: New cycle hub, showers & changing facilities.



# *A beacon for progress*



A groundbreaking external lighting concept powered by sustainable photovoltaics will be a first for the city. Within these walls, and beyond, digital art installations will inspire, and community events will bring thought leaders together.



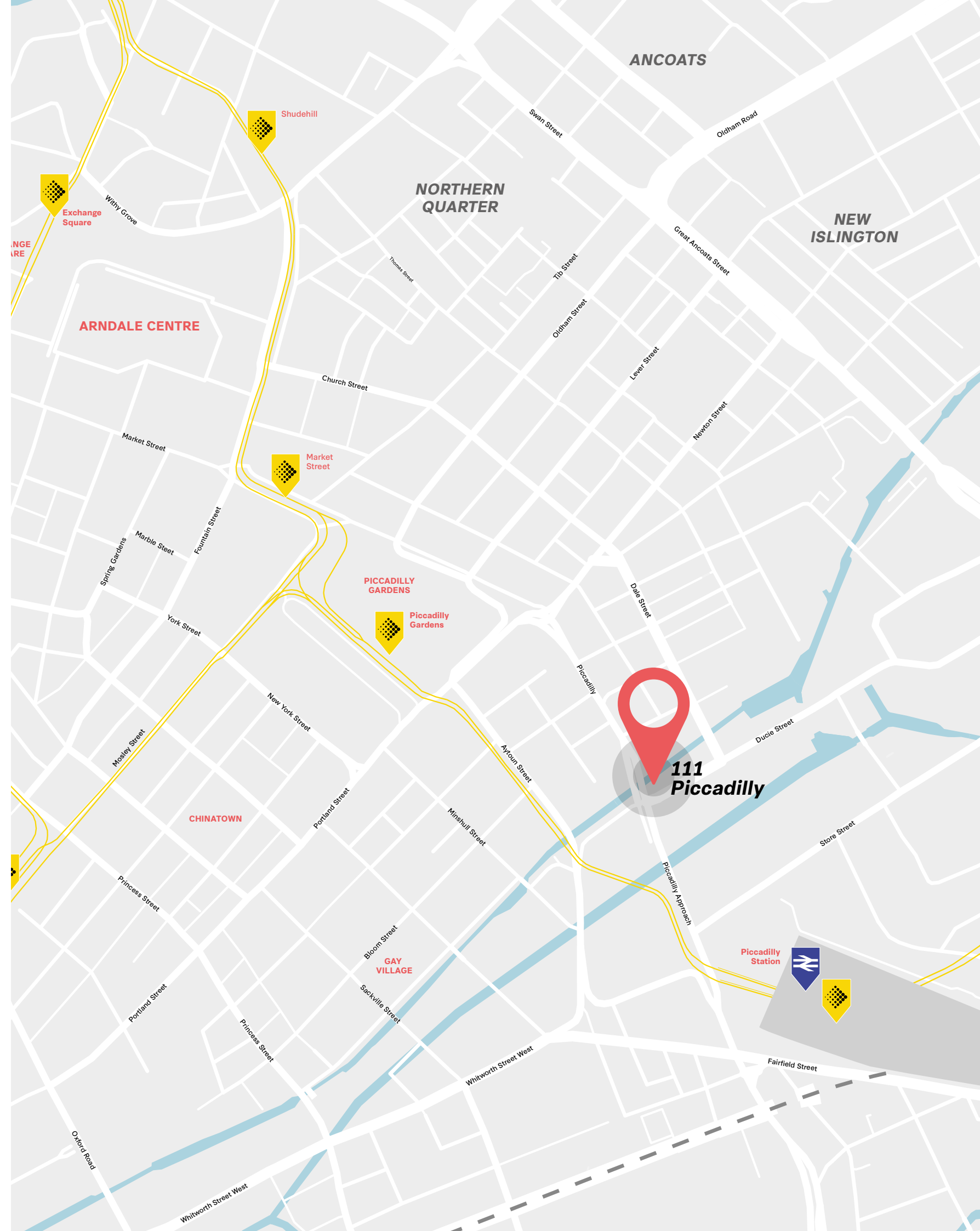
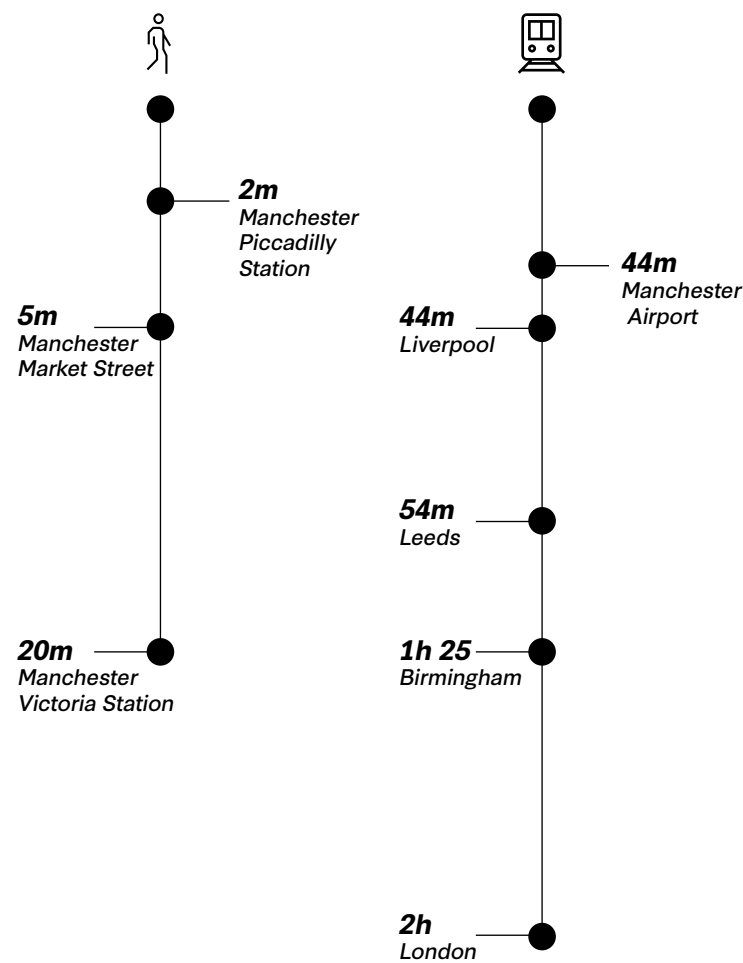


# Central to Manchester, connected to everywhere

With an office space at 111 Piccadilly, you'll have the world on your doorstep. Not only will your business be conveniently located in the heart of Manchester, connected to an ever-expanding Bruntwood Works community, you'll also find yourself seamlessly connected to the world around you.

With Piccadilly train station a short walk from your front door, and the super-efficient tram and bus network just a stone's throw away, you can take your business wherever it needs to go, with ease.

Not only that, because of its prime location, 111 Piccadilly is attracting increasing numbers of forward-thinking businesses through its doors, meaning your next business connection could be right next door. Connections, all within beautifully-designed and thoughtfully-crafted surroundings.





# *Workspace options*





# Coworking options

**Coworking space gives you the ultimate in high-quality, flexible workspace. Simply choose from Memberships, Shared Desk and Dedicated Desk options in vibrant environments to power your productivity.**



## Memberships

Our memberships bring you to the ultimate premium workspace, designed with flexibility in mind. Just pick a seat in any Bruntwood Works lounge and enjoy our refreshments and superfast WiFi.

You’ll also be able to access the lounges in any of our buildings that offer membership across Manchester, Liverpool, Birmingham and Leeds.

## Shared Desk

Join a shared desk alongside other flexible workers and entrepreneurs, whenever you need to focus. It’s a quiet, reliable space for solo projects or collaboration, designed for professionals who are regularly on the move but thrive within an ergonomic work setting .

Access your building outside of normal office hours. Enter our lounge and take advantage of other refreshments and amenities. We offer shared desks for three days a week, so tell us what’s best for your schedule.

## Dedicated Desk

Your own base in a premium space – that’s the core promise of our dedicated desk package. It guarantees you your own workstation with the vibrancy of a shared office. On top of this, private lockable storage is available for groups of up to four people.

As a dedicated desk customer you’ll still benefit from the perks of our membership, such as flexibility and access to our lounges, but also enjoy a more permanent home for your business or freelance enterprise.



\*New cycle hub, showers & changing facilities launching in 2021

## Compare coworking options

	Memberships From £95 per month	Shared desks From £195 per month	Dedicated desks From £295 per month
Access to lounges in other Bruntwood Works buildings as well as your 'home' location, 3 days per week	●		
Shared desks in a Bruntwood Works coworking studio, 3 days per week		●	
Unlimited access to a dedicated desk in a Bruntwood Works coworking studio			●
Flexible contracts	●	●	●
24 hour access		●	●
Superfast WiFi	●	●	●
25% off meeting room bookings for any Bruntwood Works venue	●	●	●
The Collective membership	●	●	●
Free events programme	●	●	●
On-site customer service team	●	●	●
Premium coffee, tea and filtered water	●	●	●
Use of communal business lounge	●	●	●
Use of a communal kitchen	●	●	●
Locker storage			●
Bike store*	●	●	●
Showers & changing rooms*	●	●	●
Private phone booths	●	●	●



# Serviced Offices



***This is your choice for maximum flexibility in a team of two or more people. Bruntwood Works' Serviced package can act as a short-term project hub or a swing space, ideal for work demands that can change every six months or more.***

We offer a simplified rental plan - just pay for the desks you want, one by one, and expand or shrink those requirements when necessary.

This is particularly useful for startups and rapidly growing businesses. Serviced desks give you room to hit any target and bring more people into your vision. Alternatively, use us as a satellite office and give your teams a city base of their own.

**Serviced is ideal for:**

Freelancers, start-ups and small businesses

**Included as standard with Serviced:**

A private office

24/7 building access

Use of communal business lounge\*

Showers and changing rooms\*

25% off meeting room bookings for any Bruntwood Works venue

Cleaning, internet and phone services

A communal kitchen

Rent periods beginning at six months

Free access to business support programme Spark by Bruntwood Works

The Collective membership



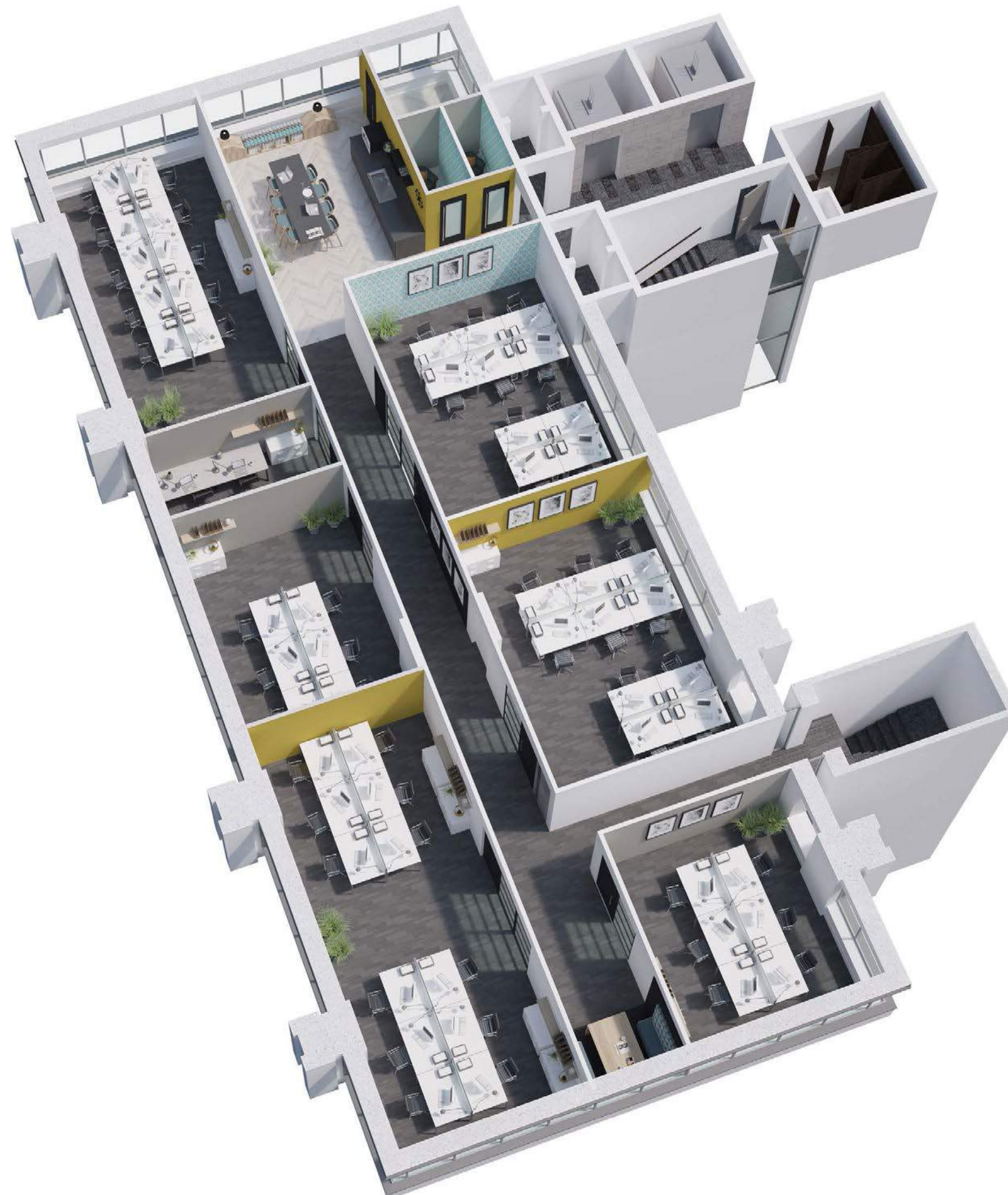


# Serviced Offices

**We have 5 floors of serviced offices that can seat from 2-66 people.**

They're all-inclusive with everything you need to get up and running quickly, all you have to do is decide if you want to add an optional phone package.

Here's the layout of our fifth floor to give you an idea of what to expect.



**100mb/s**

Speed of superfast internet



**7**

Serviced Offices



**1**

Phone rooms



**1**

Kitchen and breakout area



**1**

Meeting areas



**50,148**

Total sq ft of office space



# Leased Offices

***Our leased offices are for companies that want to personally build a work environment in their own image. We provide the space and a place in the Bruntwood Works community, but the rest is completely down to you. It's a blank canvas for your business, ready to customise to your liking.***

Lease to any size and scale up or down with flexible contracts. Bring your own furniture. Manage your own bill payments. Brand your surroundings as you see fit. If preferred, we'll add an end-to-end design and fit-out service, led by the Bruntwood Works team.

**Leased is ideal for:**

Businesses of all sizes that want the flexibility of planning and managing their own office

Small businesses, scale-ups, large enterprises

**Included as standard with Leased:**

A private office

24/7 building access

Use of communal business lounge

Access to showers and changing rooms

25% off meeting room bookings for any Bruntwood Works venue

Optional design and fit-out services

Free access to business support programme Spark by Bruntwood Works

The Collective membership



*Your own,  
private office*



*Design your  
own space*



*The Collective  
Membership*





# Space designed around you

Here's an example of a full floor workspace; this can be completely redesigned to suit you.



 360 Tour



**32**  
Fixed desks



**12**  
Hot desks



**3**  
Breakout spaces



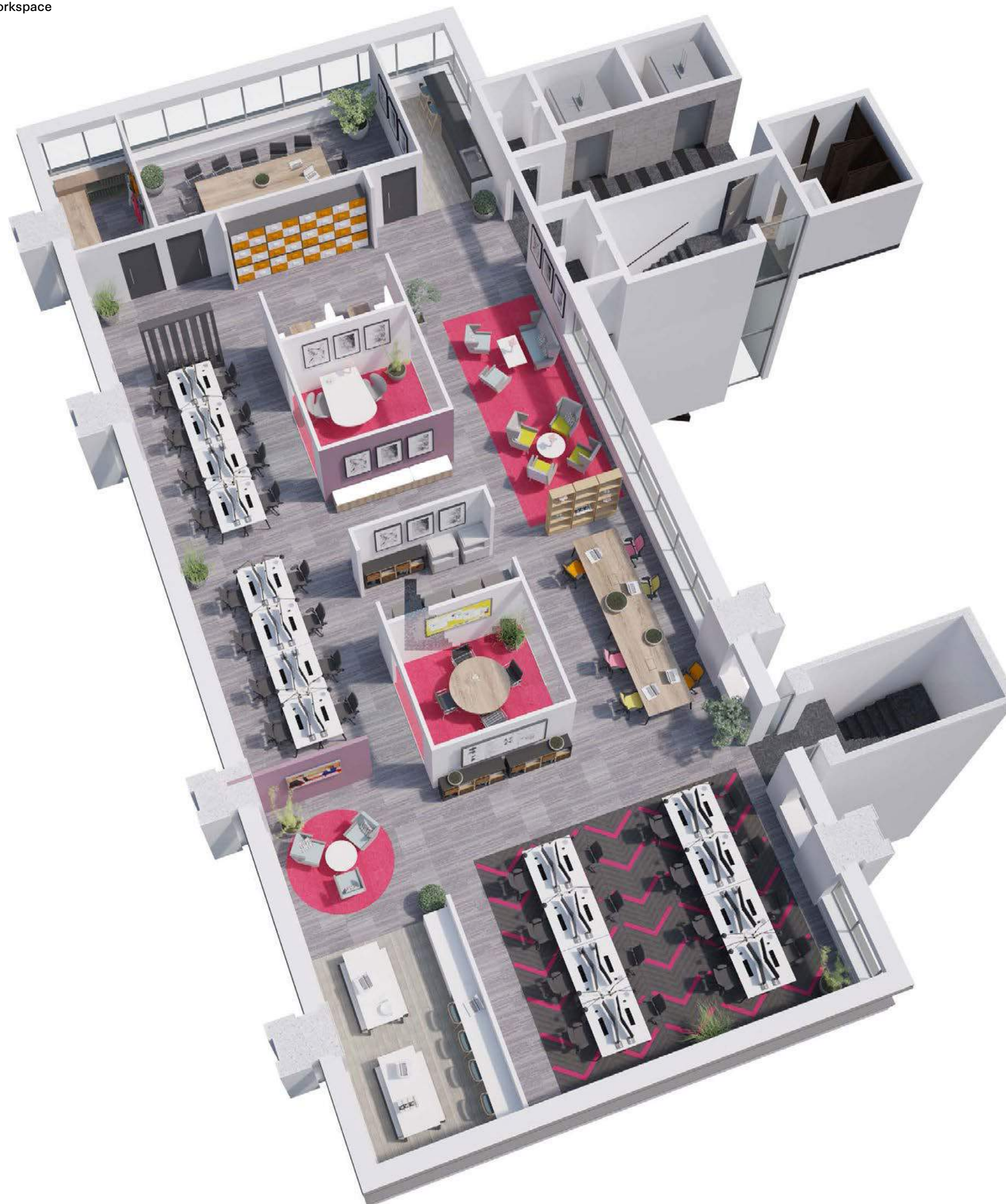
**3**  
Meeting Rooms



**1**  
Kitchen areas



**3,480**  
Total sq ft of office space





# Made & Managed

***This is your choice for maximum flexibility in a team of two or more people. Bruntwood Works' Serviced package can act as a short-term project hub or a swing space, ideal for work demands that can change every six months or more.***

We offer a simplified rental plan - just pay for the desks you want, one by one, and expand or shrink those requirements when necessary.

This is particularly useful for startups and rapidly growing businesses. Serviced desks give you room to hit any target and bring more people into your vision. Alternatively, use us as a satellite office and give your teams a city base of their own.

## **Included as standard:**

A private office

24/7 building access

Use of communal business lounge

Access to showers and changing rooms

25% off meeting room bookings for any Bruntwood Works venue

The ability to create your own service package (including internet, telephone, refreshments, cleaning and facilities management)

One bill for rent and services

Personalised fit-out at no extra cost

Free access to business support programme Spark by Bruntwood Works

The Collective membership



*Colour options*



*Choose fit-out*



*Choose layout*





# All Inclusive



**Whether you are a start up looking for a short term lease, or an established business looking for a quick and easy office move, All Inclusive is the choice for you.**

All Inclusive offers a fixed priced office product that wraps your rent, service charge, insurance and electricity into a single cost, that will remain the same throughout your full term, with no hidden fees.

Our simple and customer-friendly lease also ensures a simpler and quicker move in process.

**Included as standard:**

- One bill for rent, property costs and electricity
- A private office
- 24/7 building access
- Use of communal business lounge
- Access to showers and changing rooms
- 25% off meeting room bookings for any Bruntwood Works venue
- The Collective membership
- Free events programme
- On-site customer service team
- Free access to business support programme Spark by Bruntwood Works

**Add ons:**

- On-site car parking



Quick & simple



Fixed Price



The Collective Membership



# Design & Fitout

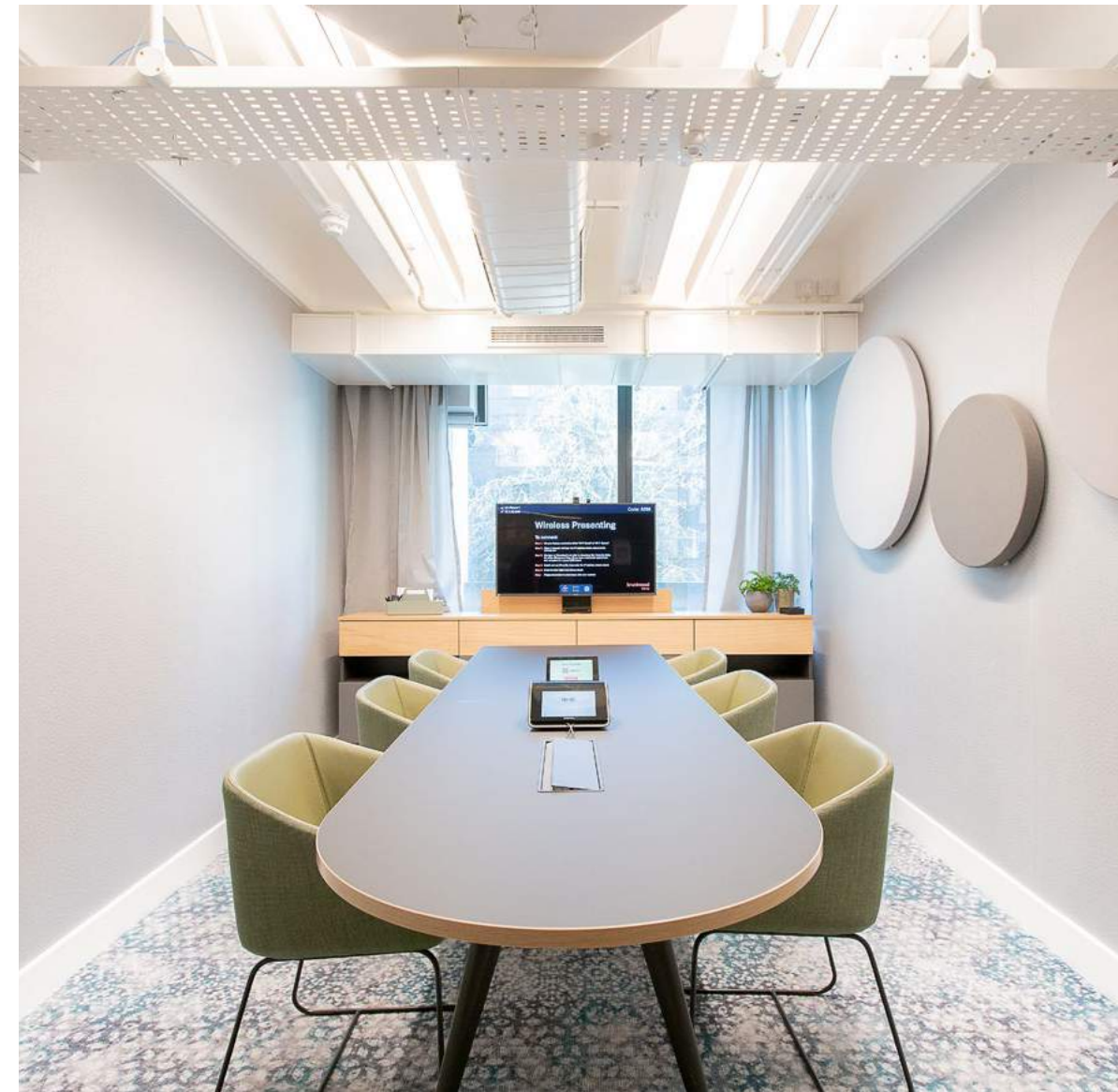
***If you choose us to complete your fit out, we'll create your space before you lease starts so you won't be paying rent on a space that's not ready.***

We can offer you a blank canvas to make your mark and create a workspace that is uniquely yours. Armed with a vision and a collaborative approach.

You'll have the ability to build a unique space to your tastes and specifications, as well as the freedom to choose packages from our internet and telephone providers or bring in your own.

Our in-house design team can offer advice on office layout and even provide a hands-on managed fit-out service to give you the office you deserve.

**Here's some we made earlier...**





# Creating spaces where work & lifestyle thrive.

**Bruntwood Works balances work and life, blending spaces that encourage interaction and create community. We are firmly embedded in our towns and cities, with 80 buildings across the Midlands, North West and Yorkshire.**

## Bruntwood Works

Our workspace, retail and leisure is people-driven, design-led and socially responsible, with everything from coworking, virtual or managed offices to meeting rooms and event spaces. Access expert support at every stage of your business journey and enjoy leading wellness, retail and leisure facilities right on your doorstep.

Together with Bruntwood SciTech, Bruntwood Works forms part of the Bruntwood Group.

### Bruntwood

Established in 1976, Bruntwood is a business led by one purpose: Creating Thriving Cities.

This commitment to creating thriving cities has helped us to grow into a company with more than £1bn in assets under ownership across more than 100 landmark properties, a development pipeline of £1.4bn, and a team of more than 750 people working across our group.

### Bruntwood SciTech

Bruntwood SciTech is dedicated to the growth of the science and technology sector. Formed in 2018, Bruntwood SciTech is a 50:50 joint venture between leading property company Bruntwood and Legal & General, providing office and lab space, scientific services and business support across a network of innovation districts. The networks include Alderley Park, Manchester Science Park, Innovation Birmingham and Citylabs.

*Bruntwood Works facts and figures*

**1.8m**

Sq ft of development planned 2017-2020

**£1.01bn**

Value of Bruntwood Works portfolio

**3,017**

Total number of customers

**£1.5bn**

Gross value of development pipeline

**8.6m**

Total ownership in sq ft





# The Collective

Being part of the Bruntwood Works community gives you access to over 50,000 incredible people across Manchester, Liverpool, Cheshire, Leeds and Birmingham (*including our own team*).

This means that whatever you need - business advice, collaboration opportunities, someone to run that charity 5k with - it's likely someone with the skills or knowledge is only a chance kitchen encounter, an event, an introduction or a click away via our exclusive online platform.

Together, we live, work, learn and play in the places we proudly call home, coming together and collectively harnessing the power of partnerships to grow, collaborate and reach our full potential.

## Our digital community

As well as being connected through our teams, events and business support, our exclusive online platform enables you to be connected to the wider Bruntwood Works community. You can have fun, collaborate, get to know your neighbours, find or list opportunities, join events, and take advantage of exclusive offers and experiences from Bruntwood Works retailers and partners - all at the tap of finger.



## Seek opportunities

You don't have to look far to find businesses and people who could be interested in the work you do and in collaborating with you. The help and support you need to grow and succeed could be just around the corner.

Find out more at  
**[collective.brunwood.co.uk](https://collective.brunwood.co.uk)**



## Meet people

Expand your network by starting a conversation with people from all sorts of businesses and backgrounds. You never know where your new connections could take you.



## Explore events

There's a world of opportunity outside your workspace ready to be explored. Join a creative workshop, learn some new skills, or build your network at a business event and have some fun. Go see what's happening in your building and in your region.



# Sparking great ideas

***If our customers thrive, so do our cities and so do we. We want businesses that start out with Bruntwood Works, to grow and scale with Bruntwood Works.***

## **Business Support**

Building solid partnerships is part of our commitment and desire to create successful environments for people to work in. The Spark Programme will bring together the resources, community and connections our customers need to reach their business goals.

To deliver our best in class Business Support offer, we are working with Regional Partners such as Alliance Manchester Business School as well as nationwide organisations such as Enterprise Nation. Throughout the year we will be delivering a mixture of in-person and online events across all of our Regional Cities.



## **Spark Webinars**

Hear from industry experts on subjects relevant to your business, providing insightful knowledge for you to build on.



## **Spark Advisors**

Exclusive to Bruntwood Works customers, you can access advisors, one-on-one, giving you tailored advice and practical support based on your needs.



## **Spark Connections**

With over 40 years experience within our cities and 55,000 people based across our buildings, we have a wealth of customers and contacts to connect you with, so you spark a new connection.

**Spark**  
by **bruntwood**  
Works





***The ultimate goal  
is to leave our  
towns and cities  
in a better  
place than we  
found them.***

# Net Zero Carbon

## Committing to a sustainable future

We take creating sustainable environments seriously as we know that we can only fulfil our purpose of 'creating thriving cities' if we can deliver sustainable and environmentally-conscious spaces.

We were the first commercial property partner to sign up to the Green Building Council's Net Zero Carbon Commitment pledge, which aims for new buildings to be net zero carbon by 2030 and older buildings the same by 2050.

We are committed to leading the way with sustainability and we have a range of initiatives in place from waste disposal to using smart technology and using renewable energy to promoting sustainable transport, all with the aim of becoming a more sustainable business.

Our commitment to Net Zero Carbon is one of the reasons we're championing sustainable practices, and it's why we've created a specific set of science based targets to monitor our emissions.

The Carbon Trust helped us define these targets through a process that assessed global emissions, the emissions produced by the property sector, and how much of those emissions we are responsible for. Then, they can estimate how big that portion will be by 2050. By putting our targets in place, we can monitor and improve our output more efficiently. We've introduced other measures in the fight against global heating, too:

### ***Smart buildings strategy***

We're introducing algorithmic learning into our buildings. Sensors will gather data about heating, lighting and motion to help us use energy more efficiently.

### ***Solar panelling***

We already have solar panelling on many of our buildings, but we're stepping up our commitment to solar power by installing batteries to store energy for later use.

### ***Waste processes***

Our partnership with B&M Waste is the first step in diverting 100% of our waste from landfill.

### ***Water audits***

Reducing water usage saves energy, helping to lower carbon emissions. That's why our Utilities team has carried out water audits across the estate. So far, they've been able to save two Olympic sized swimming pools worth of water per month.

### ***Riser adoption***

We're transforming the way we use electricity in our buildings, using specialist risers and voltage optimisation. These measures help us regulate, clean, and condition the incoming power supply, leading to lower energy usage.





**111  
Piccadilly  
Manchester  
M1 2HY**

For more information please call us  
or visit the website:

**0161 233 7877**  
**bruntwood.co.uk/pioneer**

In line with the Misrepresentation Act 1967,  
Unfair Contract Terms Act 1977 and The Property  
Misdescriptions Act 1991, Bruntwood Works  
Limited gives notice that:

1. These particulars are a general outline only,  
for the guidance of prospective purchasers or  
customers, and do not constitute the whole or  
any part of an offer or contract.
2. Bruntwood Works Limited cannot guarantee  
and accepts no liability whatsoever for the  
accuracy of any description, dimensions,  
references to condition, necessary permissions  
for use and occupation and other details  
contained herein and prospective purchasers or  
tenants must therefore not rely on them as agent  
advisor or other representative statement of fact  
or representations and must satisfy themselves  
as to their accuracy.
3. No employee of Bruntwood Works Limited has  
any authority to make or give any representations  
or warranty or enter into any contract whatever in  
relation to the property.
4. Bruntwood Works Limited will not be liable, in  
negligence or otherwise, for any loss arising from  
the use of these particulars.
5. Space planning contained in this brochure is  
indicative only and may require modifications to  
the building design.
6. All floor plans are not to scale and are for  
identification purpose only.





**A Bruntwood Works Pioneer**  
Space to innovate the everyday