

NEO



bruntwood
Works



At Bruntwood Works,
we make workspace
a lifestyle and help
businesses to thrive.

We provide flexible working
environments powered by
innovation, and promote
a better work-life balance
with access to a range
of wellness, retail and
leisure facilities.

Bruntwood Works.

Brilliantly.



NEO by Bruntwood Works

A Neo way of working

Flexible and collaborative workspace for the way you work today.

Standing proud at the heart of the city centre, Neo is a reinvention of a Manchester landmark that offers stimulating and collaborative workspaces for the way we work today.

For businesses to be successful in the modern world, they need to be both inventive and agile, embracing the benefits of social interaction, collaboration and coworking. These principles are fundamental to the design and development of Neo.

From the communal lounge and roof terrace to the digital art space in the foyer, the whole Neo concept has been created to encourage growth and development in businesses of all shapes and sizes.

Included as standard:

24 hour building access

Full air-conditioning

Bicycle store

Showers and changing facilities

Shared roof terrace

Communal lounge and kitchen area

Programmed events and activities

Dedicated community manager

Wellness room with FORM exercise classes

Customer steering board

Discount at 'The Gym' accessible from the terrace

Range Rover meeting room



A Neo community

Shared social spaces sit at the heart of the Neo community, spaces that encourage people to connect and communicate, adding to the productivity and enjoyment of everyday working.

Soft spaces, quiet spaces, social spaces, concentration spaces – all of these are essential elements for businesses that want to work a little bit differently. At Neo you can hold an informal meeting, share ideas, or have time to think and consider in peace and quiet away from your desk.

An expansive shared roof terrace provides a perfect space for events and networking as well as grabbing a breath of fresh air. Or you can step outside to host a meeting in one of the private meeting room pods or the adapted Jaguar Land Rover.

The social spaces at Neo are brought to life with a programme of events curated by the Neo community manager, with input from Neo customers and special guests. The aim is to create the right environment for you to meet with other members of the Neo community, exchanging ideas and experiences.

A digital art space on the ground floor hosts changing exhibitions from emerging and established digital artists, adding a creative talking point for Neo's culture and community.





A shared ecosystem

Coworking spaces

Take a desk in Neo's coworking space and you get everything you need for your own activities plus the chance to grow and develop alongside other like-minded individuals.

Located on the first-floor, you'll also be at the heart of Neo's shared spaces with direct access to the communal lounge, kitchen and roof terrace.

Serviced spaces

The studio spaces at Neo provide an advanced ecosystem for executive teams and smaller businesses to thrive.

With natural light and open plan spaces, Neo studios are suitable for 2 to 22 people, and come packaged with all the services you need to hit the ground running, including furniture and hi-speed connectivity. Simple and flexible lease terms mean that you can evolve your space as your business grows and your needs change.

Meet like-minded businesses in the corridors and shared kitchens and meeting spaces, or mingle with the wider community through use of the roof garden, communal lounge and the building-wide activity programme.

Leased spaces

On Neo's upper floors you can turn your workspace ideas into reality, creating an environment that is as individual as your business.

We can help you breathe a breath of fresh air into your space, bringing your brand to life and energising your team. From smaller spaces to multiple floors, you can enjoy your own tailor-made, self-contained space and still take advantage of all the benefits that a shared collaborative workplace community can bring.



Business lounge



Bike racks



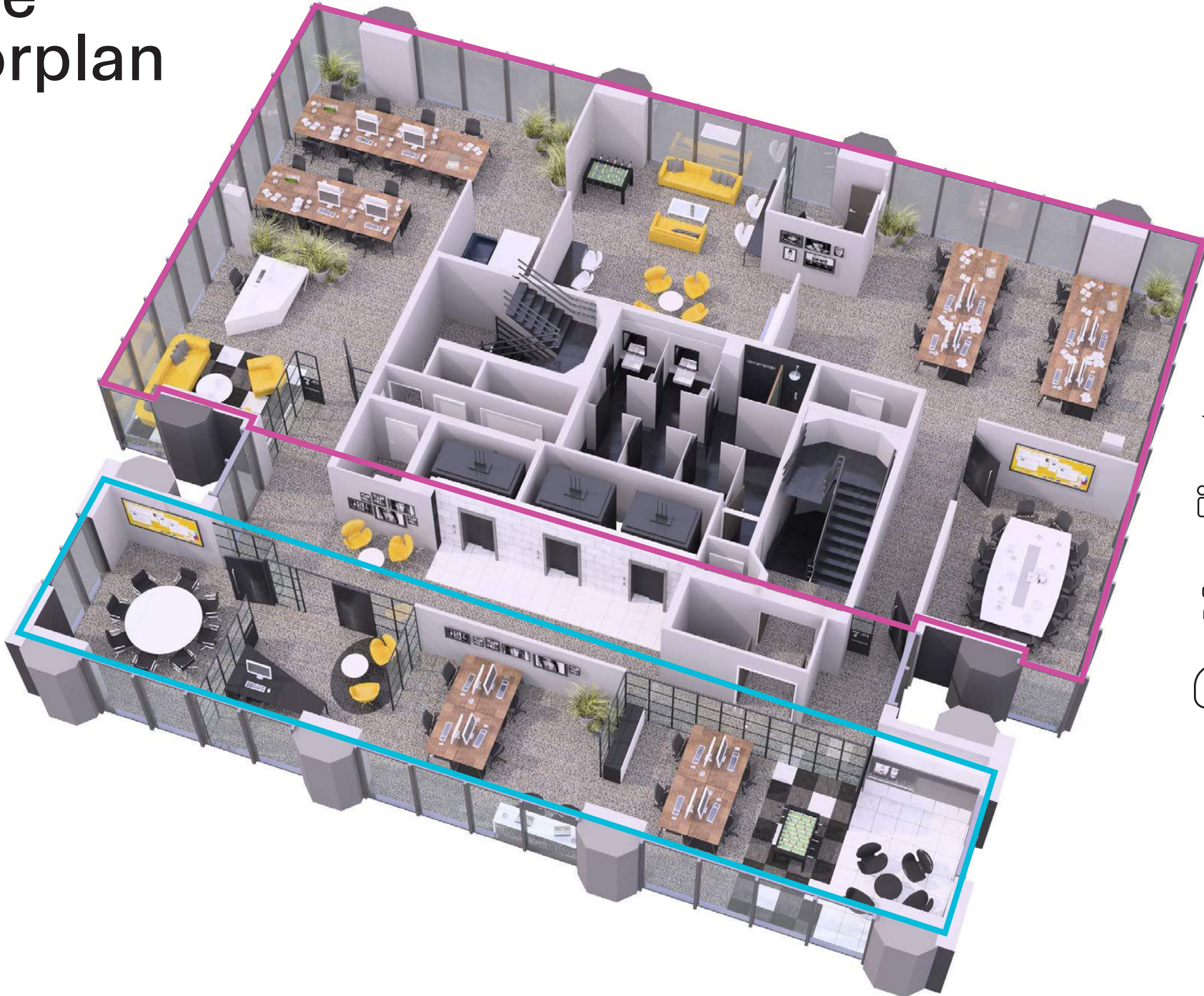
On-site gym











Showers



Indicative split floorplan



-  **8**
Workstations
-  **2**
Meeting rooms
-  **1**
Dedicated receptions
-  **1**
Presentation rooms
-  **1,200**
Total space Sq ft

-  **26**
Workstations
-  **1**
Meeting rooms
-  **1**
Dedicated receptions
-  **2,800**
Total space Sq ft

Indicative full floorplan



38

Workstations



3

Meeting rooms



1

Dedicated receptions



4,732

Total space Sq ft



Working in the heart of the city

With Neo as your base, you can enjoy all that Manchester city centre has to offer.

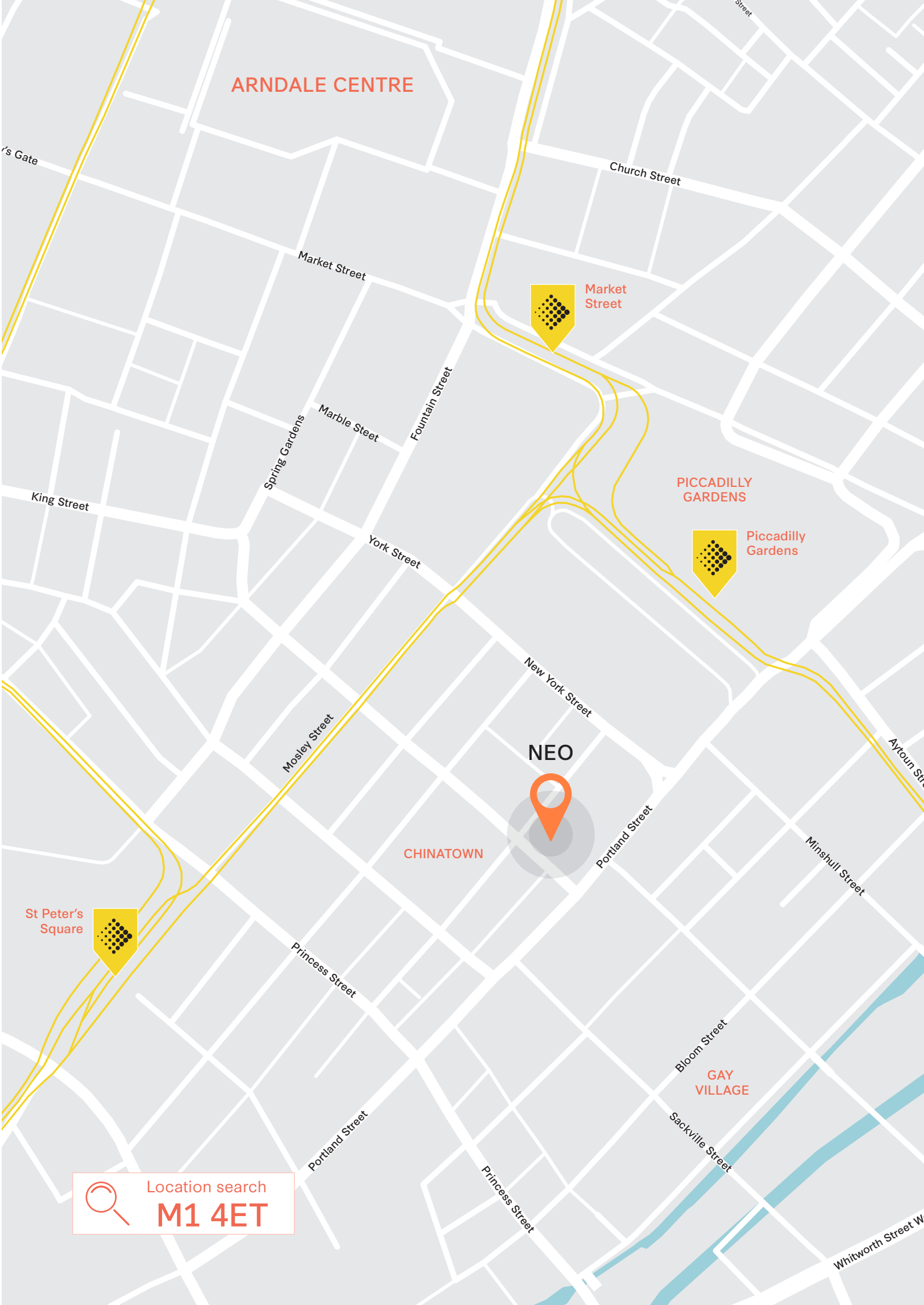
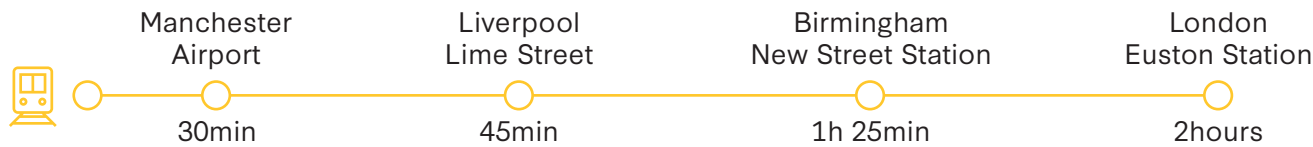
Neo couldn't be better connected, with one of the city's main bus and tram hubs on its doorstep.

Piccadilly mainline rail station is just a 5-minute walk away, with hourly connections to London that take just over 2 hours and regular connections across the rest of the country.

Popular eating and drinking neighbourhoods such as the Northern Quarter and Chinatown are also within easy walking distance.



Train times



Let's talk options

Want a hot desk three times a week or something bigger and more permanent?

We have a space that's suited to what you're doing, and what you want to achieve.



Be part of the family

Join our coworking community from £95 per month.

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 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

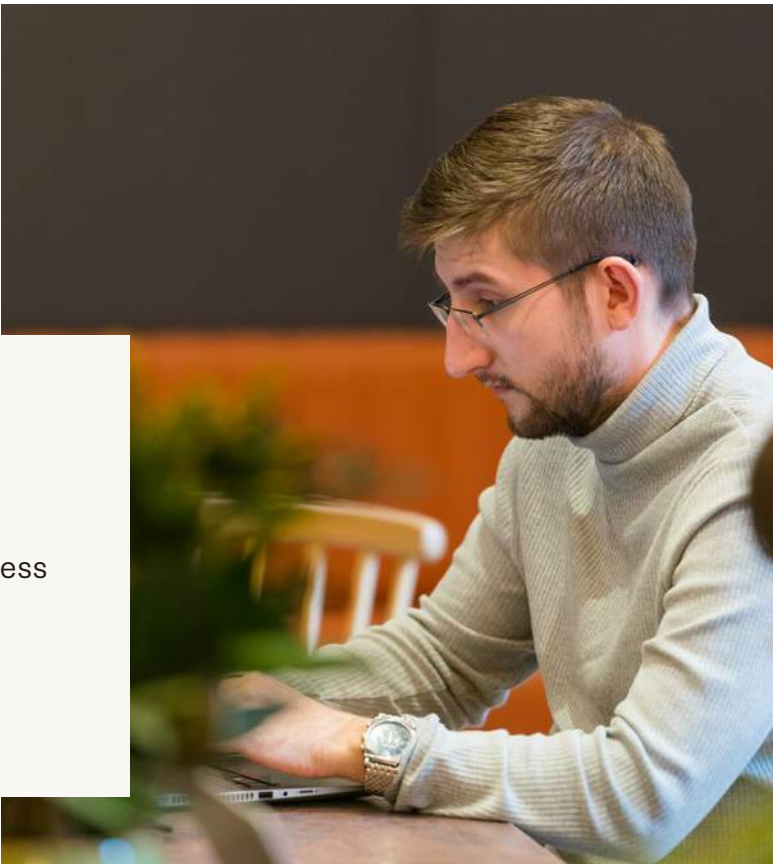
Join a shared desk alongside other flexible workers and entrepreneurs, whenever you need to focus. It's a quiet, reliable space for solo projects or collaboration, designed for professionals who are regularly on the move but thrive within an ergonomic work setting .

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.



Add-ons:

 Mail redirection

 Registered business address

 Discounted Call handling

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 venue	✓	✓	✓
Membership of The Bruntwood Collective	✓	✓	✓
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*	✓	✓	✓

*Available in selected buildings

Serviced offices

This is your choice for maximum flexibility in a team of two or more people. Bruntwood’s 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 venue

Cleaning, internet and phone services

A communal kitchen

Rent periods beginning at six months

*Available in selected buildings



Superfast WiFi



Communal Kitchen



Bruntwood Collective Membership





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 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 venue
- Optional design and fit-out services

*Available in selected buildings



Your own, private office



Design your own space



Bruntwood Collective Membership





Workspace at NEO

Made & Managed

Just give us the word and we'll design, create and manage a fully-fledged office to your specifications, so you can focus on doing what you love.

Our Made & Managed payment plan wraps every provision – including bills, cleaning, furnishing and more – into a single monthly fee.

You can customise the entire package too. We start with a basic offer of rent and fit-out but can scale up from there. Simply choose the size, décor and any essential requirements. It's the perfect choice for project teams as well as growing companies looking for a simplified solution.

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 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



Colour options



Choose fit-out



In-house design and building management teams



*Available in selected buildings

Meet here.

Where great people meet great ideas

Our meeting rooms at NEO provide a welcoming and professional setting for a range of events.

The meeting and conference spaces are centrally located to Manchester City Centre, available from just one hour upwards and can accommodate up to 22 delegates.

Refreshments are included and our on-site team will be happy to help with recommendations for catering requests.

Meeting Room	Number of People
1A	4
2A	4
2B	10
Small terrace pod	6
Large terrace pod	10
Range Rover	4



To mitigate your business costs all of our meeting rooms in NEO are complementary and booked via our online portal.

Bruntwood customers also receive a 25% discount on meeting room hire at our other locations in the city.



Wellbeing





At Bruntwood, we know it's often the little things that matter so we have provided a few extras to really help you settle in.

With bike storage, showers, towels, hair dries and hair straighteners plus drying facilities on-site you'll have all the tools at your disposal for active commuting.

There is a lounge space with a cafe facility and soft seating, which you can use to greet clients, have informal meetings or simply to relax away from the office.



There's also a wellness suite with exercise classes hosted by FORM.

-  Showers
-  Studio
-  Community events
-  Wellenss suite



Creating thriving cities

Bruntwood is a business led by one purpose, creating thriving cities. Our deep connection with the cities we work in sets us apart. Everything we have achieved over the last forty years has been with this purpose in mind.



The company is formed of two business units made up of Bruntwood Works and Bruntwood SciTech.

Bruntwood Works create workspace environments that help businesses thrive, no matter what size, shape or ambition. Whether you're looking for a single desk for the day or an expansive office suite for 25 years, you'll discover spaces to lead you to your most successful and rewarding work yet.

With more than 70 buildings under our banner in Yorkshire, the North West and the Midlands, we cover some of the UK's most exciting cities. Bruntwood Works does it all – development, design, and ongoing management – making us more of a property partner than a landlord. We want to leave places better than we found them, with flexibility and sustainability at the top of our agenda.

We are constantly active in the communities we've helped build. Our purpose fuels our passion for supporting arts and culture, our deep community engagement and our ambitious plans for future growth. It ensures every investment and decision we make benefits our customers, our communities and our colleagues; because when our cities thrive, so do we.

It's a simple philosophy: cities are only as vibrant and prosperous as the businesses within them. One stimulates the other. What impact will you make?



Bruntwood Works facts and figures

1.8m

SQ FT OF DEVELOPMENT
PLANNED 2017-2020

£1.5bn

GROSS VALUE OF
DEVELOPMENT PIPELINE

£1.01bn

VALUE OF BRUNTWOOD
PORTFOLIO

8.6m

TOTAL OWNERSHIP
IN SQ FT



The Bruntwood Collective

Being part of the Bruntwood 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.

Join 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 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 retailers and partners - all at the tap of finger.



Register at collective.brunwood.co.uk or search Bruntwood in your app store to download the app.



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 or laboratory 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.



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

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Union
Albert Square
Manchester
M2 6LW

For more information please call us
or visit the website

0161 233 7877
bruntwood.co.uk/works

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