

Blackfriars

A workspace with no boundaries

bruntwood
Works







More than a place of work

If you're looking for more from your workspace, Blackfriars will take you to a whole new level.

With features that make it one of the most exclusive spots in Manchester, including a panoramic view, overlooking the river, Blackfriars brings the best of the city to you. Add in an event space that offers a whole host of talks to inspire our digital and creative community, a prestigious restaurant on the roof and a basement studio built to enhance wellness, and you're spoilt for choice when seeking inspiration away from your desk.

With so many aspects to enjoy, as well as the flexibility to work across our full range of workspaces, Blackfriars ensures you are supported and inspired, so your business can reach new heights.



-  A high profile building in a central location
-  Close to metro link and rail connections
-  Auditorium
-  On-site meeting rooms



Community-minded from top to bottom

At Blackfriars, our community is the key to inspiring exciting new ideas and harbouring new relationships. That's why we've developed an environment that offers boundless opportunities for collaboration.

The event space is a constant hive of activity, offering numerous talks, workshops and occasions for our digital and creative community to meet and learn.

For those times when you simply want to relax and socialise, our communal rooftop and balcony areas offer the perfect outdoor spaces to enjoy some time away from your desk and connect with other like-minded businesses - the opportunities are endless.

-  Independent coffee shop
-  1920's themed library & podcast room
-  Community events
-  Auditorium



Fueling your creativity



Bean will be bringing their latest concept to fuel your working day.



Our 'hidden' podcast booth and library

Step through the door in our coworking lounge to find our 'hidden' 1920s themed library and podcast booth.

Simply book the soundproof room by the hour and you can record professional audio for podcasts, voiceovers or meetings with our high-tech set up. There's no system to configure or technical software to learn, just press record and go.

'Plug and play' recording and functionality utilising studio level equipment, which can be sent directly to your chosen email address

- Up to 6 hours recording at any one time.
- Fully soundproof.
- Soft seating for a relaxing environment.
- The recording is a standard video format meaning you can separate the audio file using any video editing software.



Soundproof



Bookable by the hour



Plug and play studio equipment





1920's themed library & podcast room





Auditorium

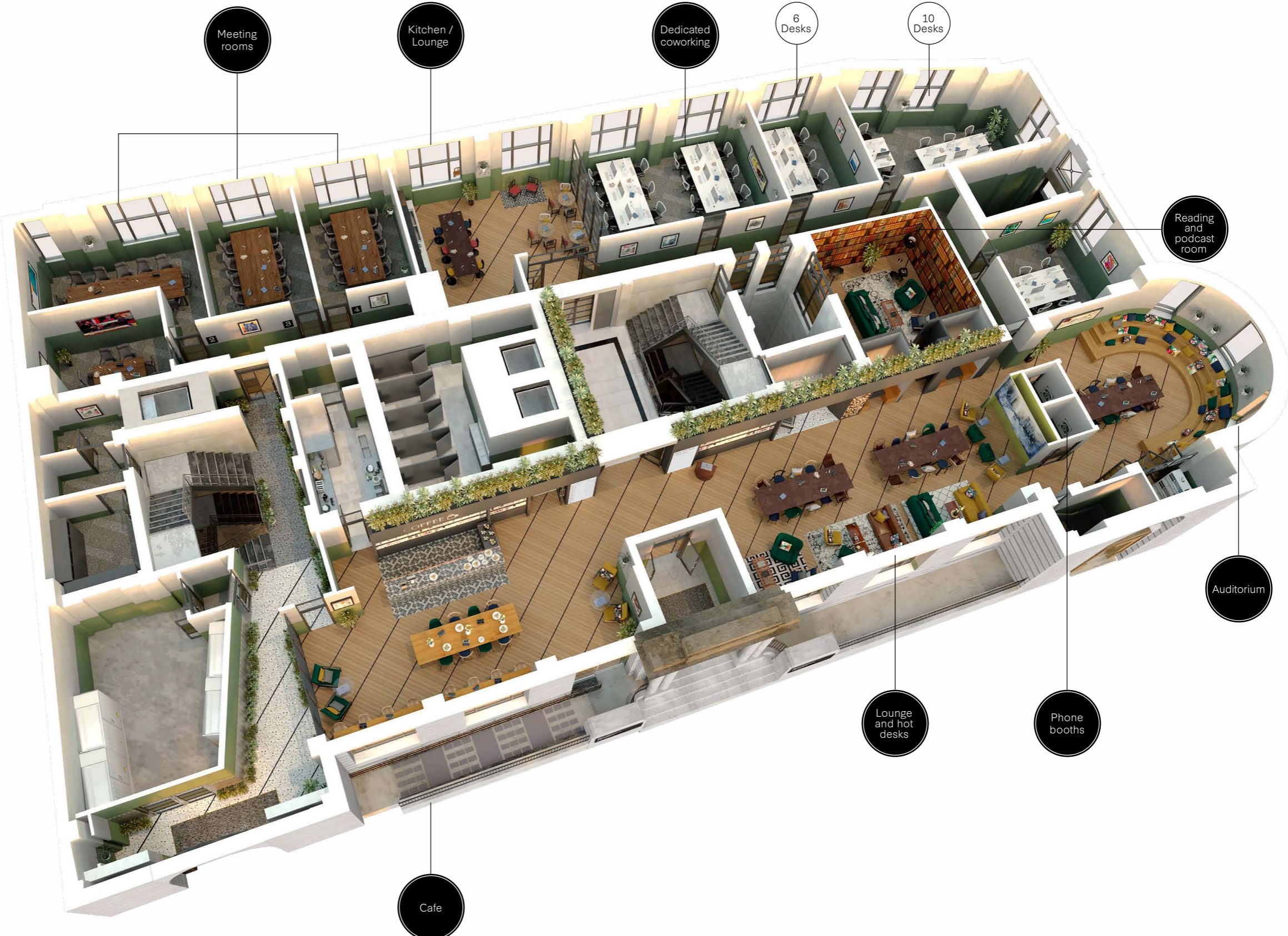




Meeting Rooms



Ground Floor



Meeting rooms

Kitchen / Lounge

Dedicated coworking

6 Desks

10 Desks

Reading and podcast room


Auditorium

Lounge and hot desks

Phone booths

Cafe

-  Independent coffee shop
-  1920's themed library & podcast room
-  Auditorium

 A Bruntwood Works Pioneer
Space to innovate the everyday

Blackfriars
A workspace with no boundaries 



Artist's impression of Blackfriars rooftop community space

Boundless views and endless potential

The panoramic rooftop view from Blackfriars is quite the spectacle. Our mindset, too, is panoramic; we believe that when it comes to business, we should look beyond boundaries.

We're working on developing the rooftop into a community space, as well as adding a bespoke fitness studio to the building. Blackfriars offers an engaging events programme that includes wellbeing, social and business support.

At Blackfriars you'll find inspiration, support and opportunity around every corner, along with the flexibility to work in whatever environment your business needs - whether you are looking for a hot-desk or a bespoke office space designed to your specifications.





Coworking options

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



Pay As You Go

Need a little more flexibility? PAYG customers can use the Blackfriars lounge from as little as £3 per hour or £12 per day. With refreshments included throughout your stay, simply head to bruntwood.co.uk/payg to book.

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

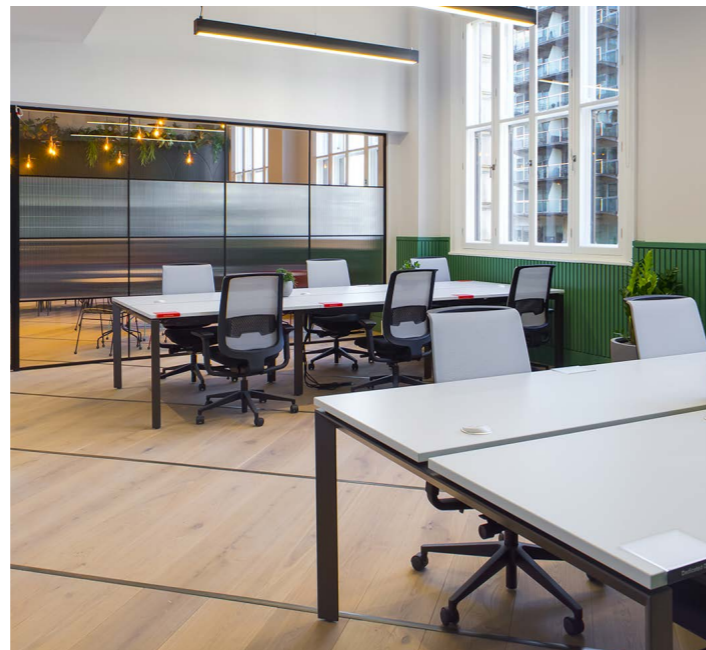
Join a shared desk alongside other flexible workers and entrepreneurs, whenever you need to focus. It's a quiet, reliable space for solo projects or collaboration, designed for professionals who are regularly on the move, but thrive within an ergonomic work setting.

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.



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

FREE
access to
business
support
programme
Spark

Key features



Flexible contract



Design your own space



Your own, private office



Serviced Offices Fourth Floor

With an easy pay per desk rate and contracts from as little as six months, simply move in and everything will be ready for you.

The transformation keeps in mind Blackfriars' 1920s heritage and you'll find thoughtful touches and impressive floor to ceiling heights throughout.





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

FREE
access to
business
support
programme
Spark

Key features



Flexible contract



Design your own space



Your own, private office



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.

All Inclusive 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:

One bill for rent, property costs and electricity

A private office

24/7 building access

Use of communal business lounge

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

FREE
access to
business
support
programme
Spark

Key features



Flexible contract



Design your own space

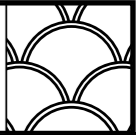
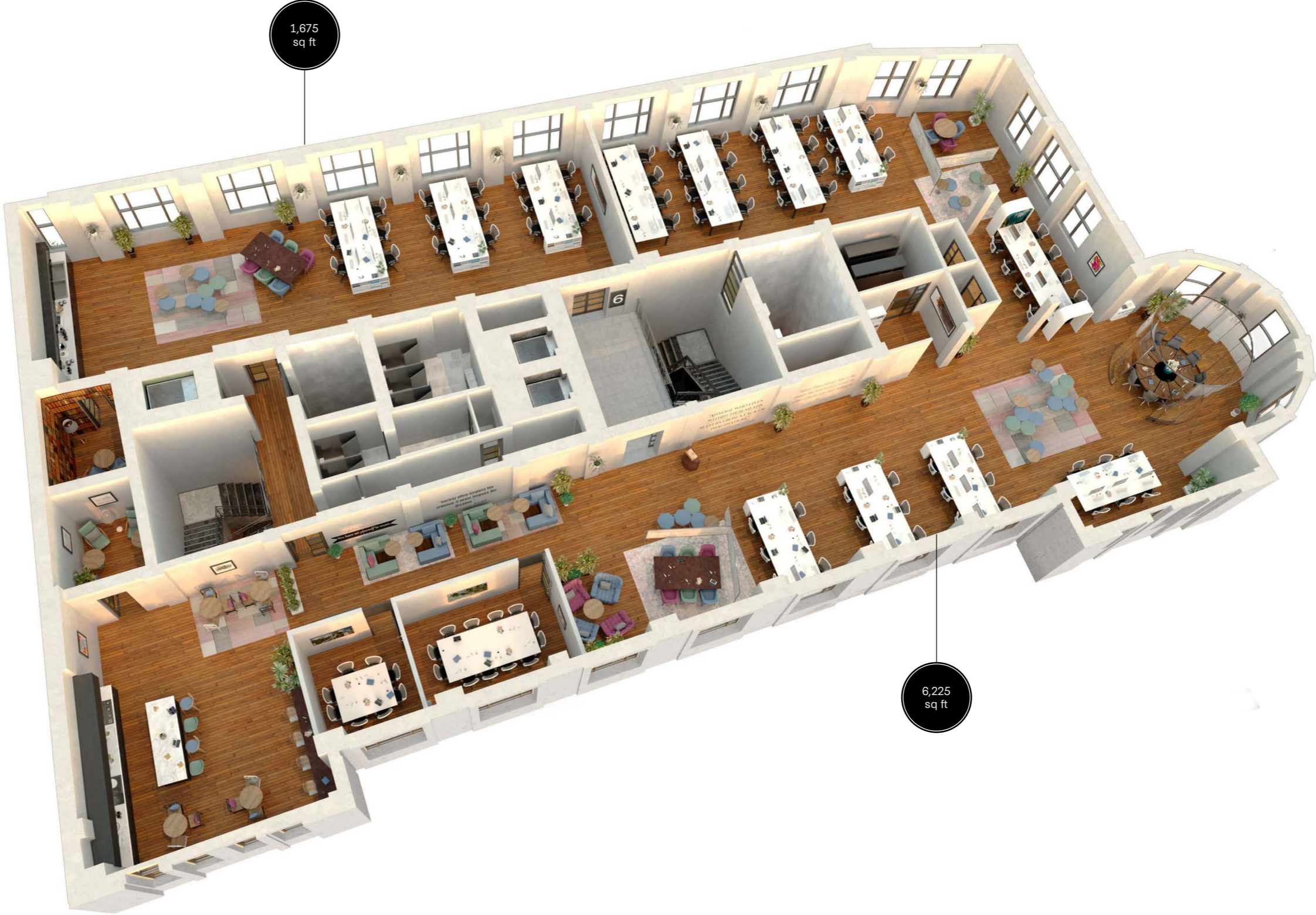


Your own, private office

Indicative Full Floorplan

Leased spaces in Blackfriars are beautifully refurbished blank canvases, allowing for your own touch.

We can make your dream office a reality with our Made & Managed package - see next page for more details.





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

FREE
access to
business
support
programme
Spark

Key features

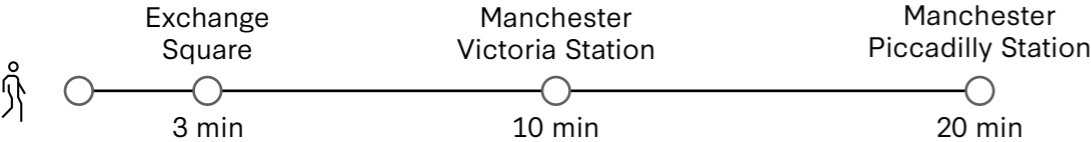
-  Customisable contract
-  Choose fit-out
-  In-house design team

Working in the heart of the city

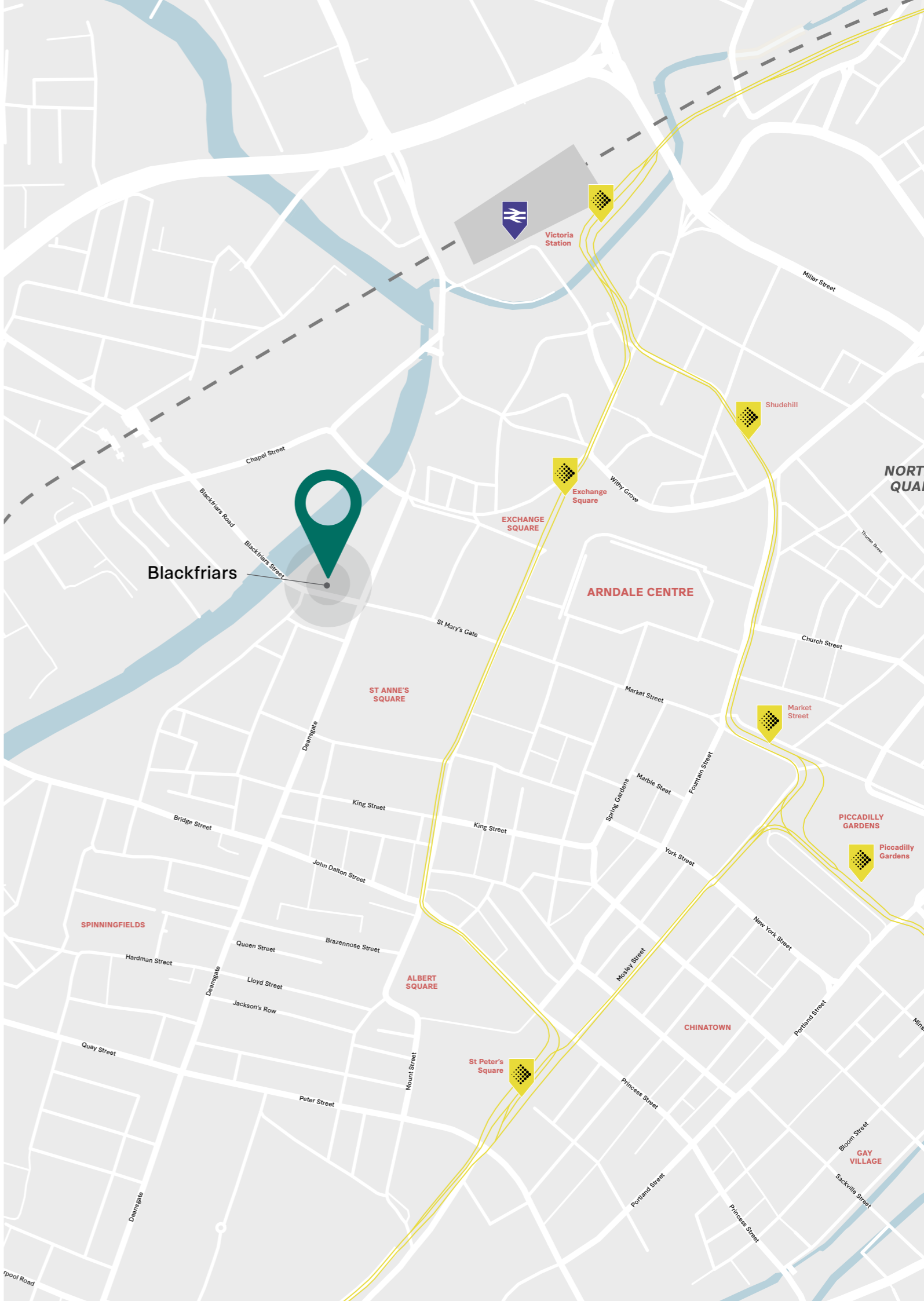
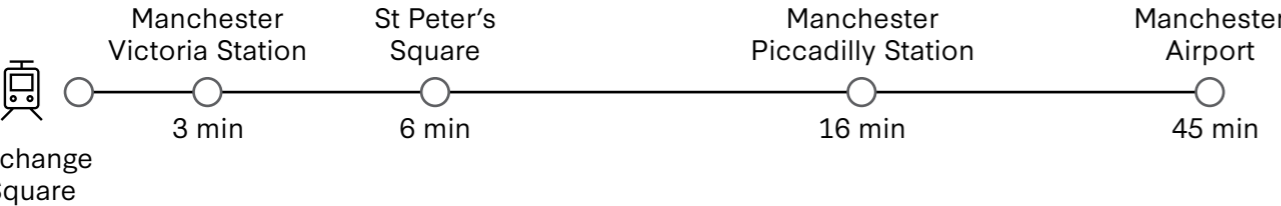
Blackfriars is in the centre of Manchester, just off Deansgate within the Parsonage Garden Conservation Zone.

It's close to many of Manchester's main transport links and makes the ideal base to experience everything the city has to offer. 10 minute walk to Victoria train station
Adjacent to Deansgate Close to the retail heart of the city within Parsonage Gardens conservation zone.

Walk times



Tram times



**FREE
access to
business
support
programme
Spark**

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.

Sparkling great ideas



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.



Wellbeing

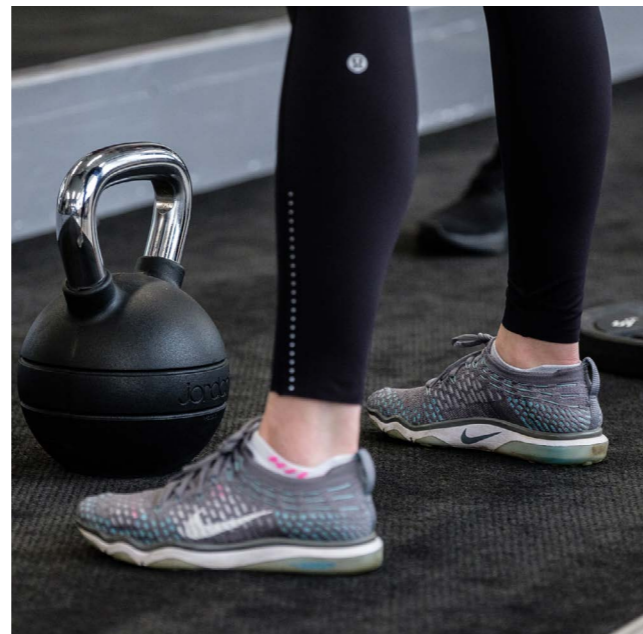


Above: FORM available at Riverside

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



Studio space at Union
% off FORM @ Bloc and Riverside



Above: Studio amenities available at Union



Showers



FORM Studio*



Wellness suite

Where work & lifestyle thrive

Bruntwood Works balances work and life, blending spaces that encourage interaction and create community.

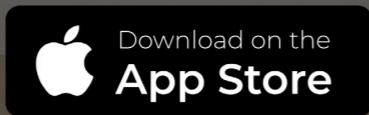
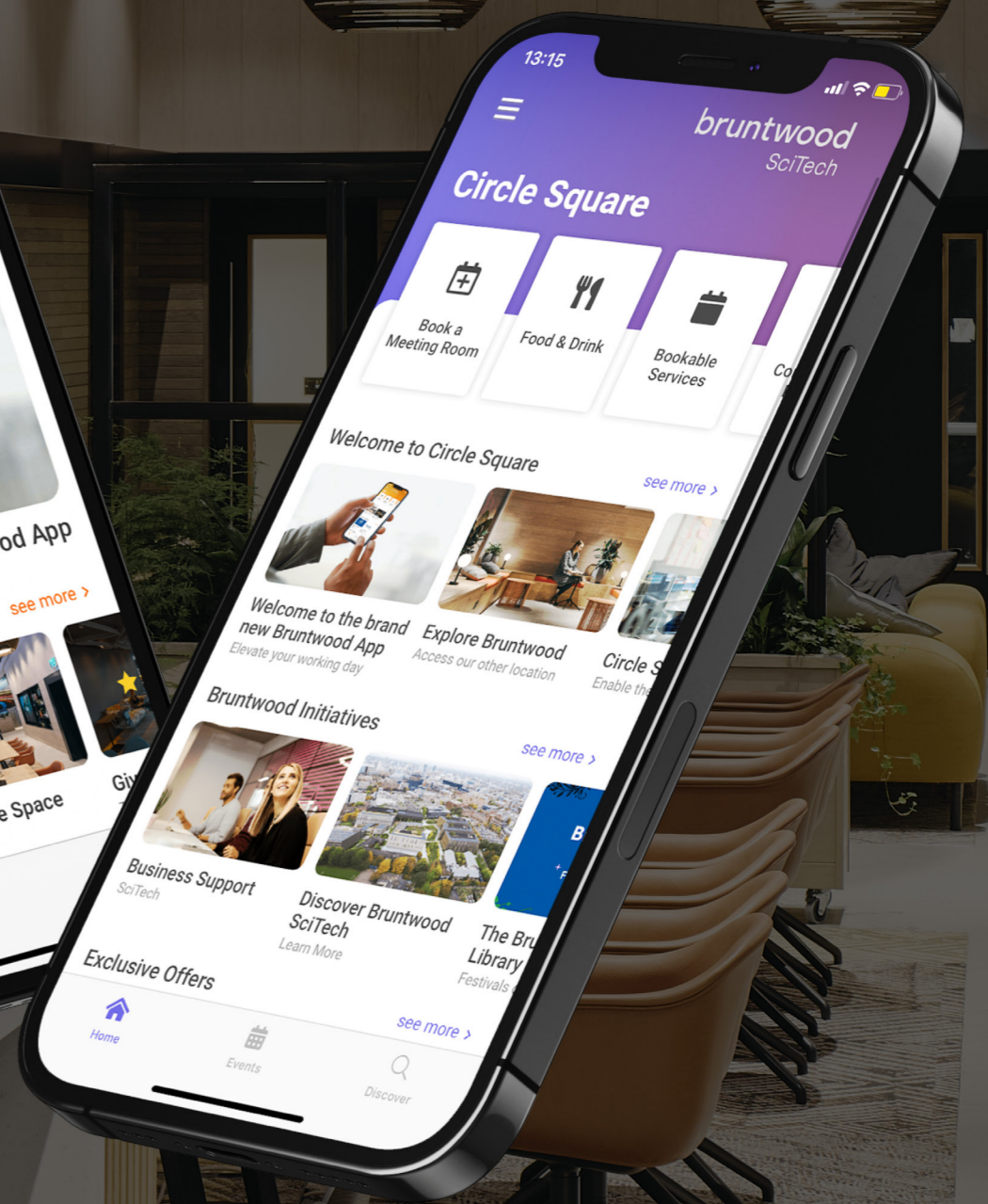
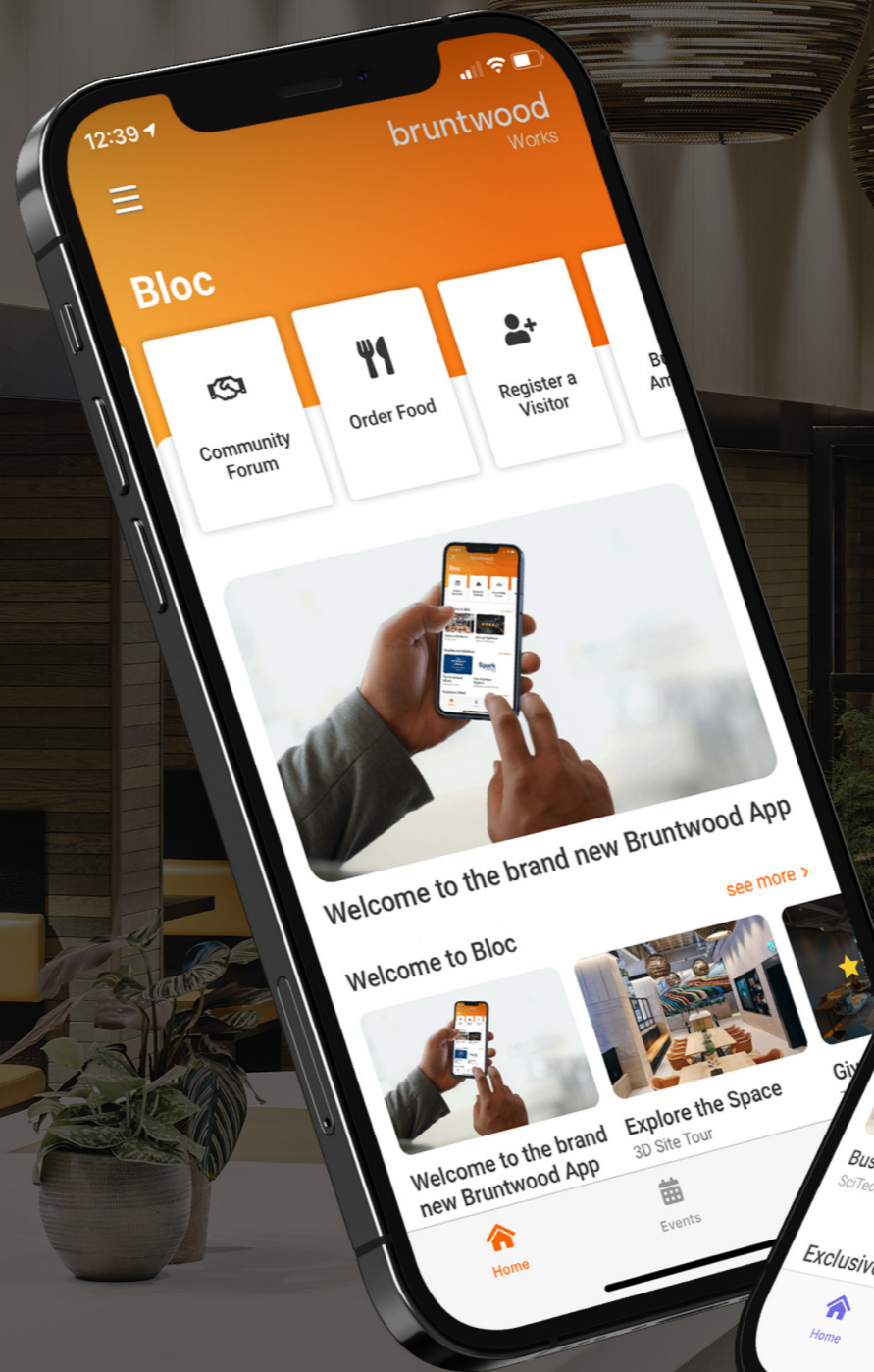


Our focus is around two key areas, creating unique workspaces and providing thriving retail and leisure spaces. Both are design led, people driven and socially responsible. We continue to be firmly embedded in our towns and cities, with a strong presence in the North West, Yorkshire and the Midlands.

As well as a unique opportunity to broaden the influence of Bruntwood Works, we know the more diverse, culturally rich, healthy, educated, connected, sustainable and fulfilled our communities are, the greater our towns and cities will become.

Download the Bruntwood App

Book meeting rooms,
RSVP to events, order food
and receive exclusive
discounts.



***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.

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.

**Union
Albert Square
Manchester
M2 6LW**

For more information please call us
or visit the website:

0161 233 7877

bruntwood.co.uk/works



A Bruntwood Works Pioneer
Space to innovate the everyday