



Manchester Club

81 King Street, Manchester M2 4AH

bruntwood



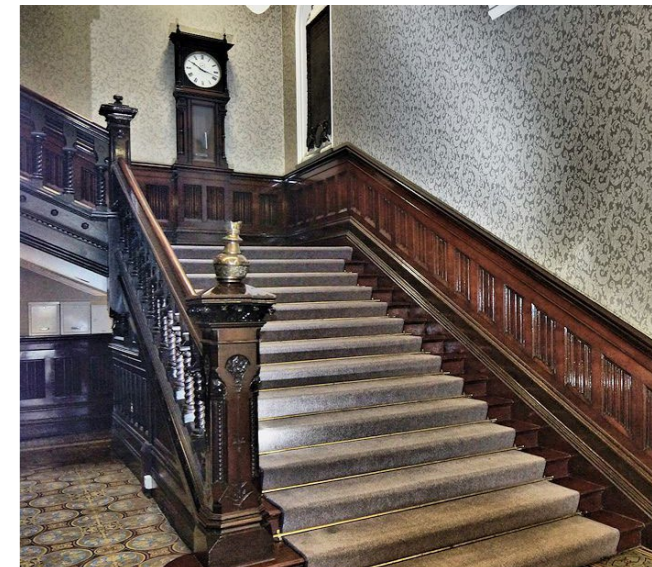
Make an impression

Manchester Club is a Victorian Gothic Grade II* listed building in Manchester's central business district.

The building originally opened in 1871 as 'Manchester Reform Club' with members including Winston Churchill who famously addressed the people of Manchester from its balustraded balcony.

Combining retail and leisure with three floors of workspace, the building has been lovingly restored and updated to provide everything you need to feel right at home.

Located at the top of King Street, Manchester Club is at the heart of the city centre with countless bars, restaurants and shops on the doorstep and major transport links such as Market Street metrolink within minutes' walk.



Building specification:

24-hour access

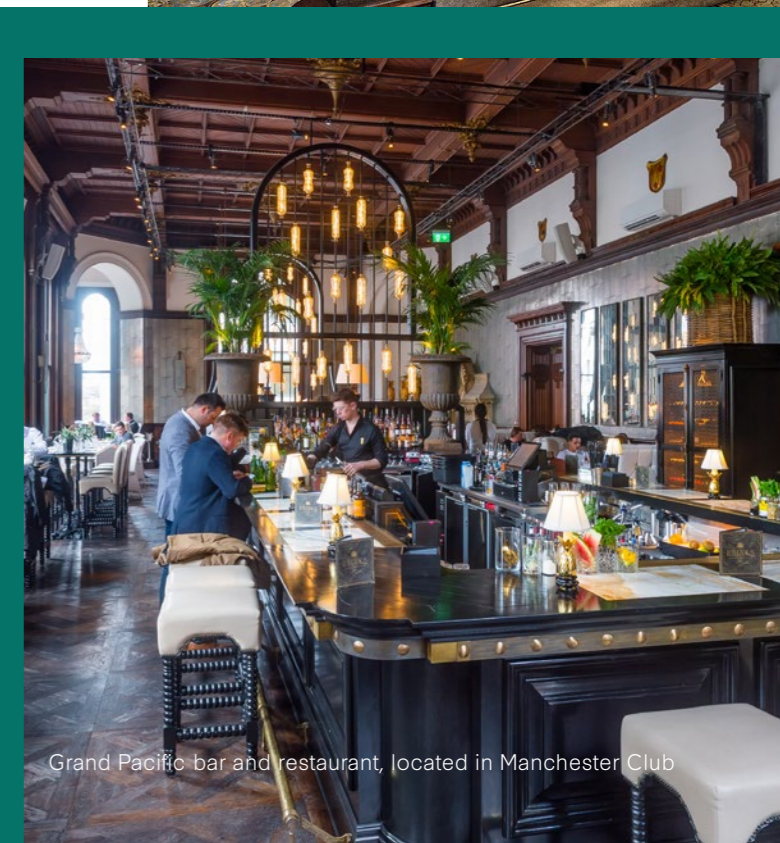
Lift access

On-site retail outlets and restaurant

Grade II* Listed building

Original features

Access to nearby cycle hub and showers



Grand Pacific bar and restaurant, located in Manchester Club

What's on offer?

Whether you're looking for an all-inclusive package that you move straight into, or a space where you can design your dream office, Manchester Club offers flexible space in a beautiful setting

Leased

Lay the foundations for success and make your space your own with a Bruntwood leased office. Our flexible leases in landmark office buildings help you to choose the strategy that's right for your organisation. Leased offices provide a blank canvas that you can design and manage to perfectly fit your needs.

Ideal for:

Companies of any size that want to design and manage their own unique office space.

What's included:

Run your office your way with the flexibility to add on an optional design and fit-out from Bruntwood

Private office

24/7 building access

Discount on Bruntwood meeting room bookings

Made & Managed

We take hassle out of managing your office and let you put the focus back onto running your business. We design, create and fully manage your offices, all for a single monthly fee. You simply select a bespoke package of services and a fit-out that is reflective of your brand and personalised to the way you work. We'll help you manage these costs so that you don't have a huge upfront investment to get your office up and running.

Ideal for:

Companies from 10+

SMEs, entrepreneurs

Ready to move in (turnkey) requirements

Short term space for project teams

Satellite offices

What's included:

Private office

24/7 building access

Discount on Bruntwood meeting room bookings

Build a bespoke package of services such as: cleaning, internet/telephone services, facilities management etc.

One single bill covering rent and services

A personalised fit-out designed and project managed by a team of Bruntwood experts with no upfront capital cost



Space designed around you

Here's an example of the third floor workspace at Manchester Club, which features three/four suites.

Suites 3a:
Approximately 2,556 sq ft

Desks	32
Kitchen	1
Breakout areas	8

Suite 3b:
Approximately 1,320 sq ft

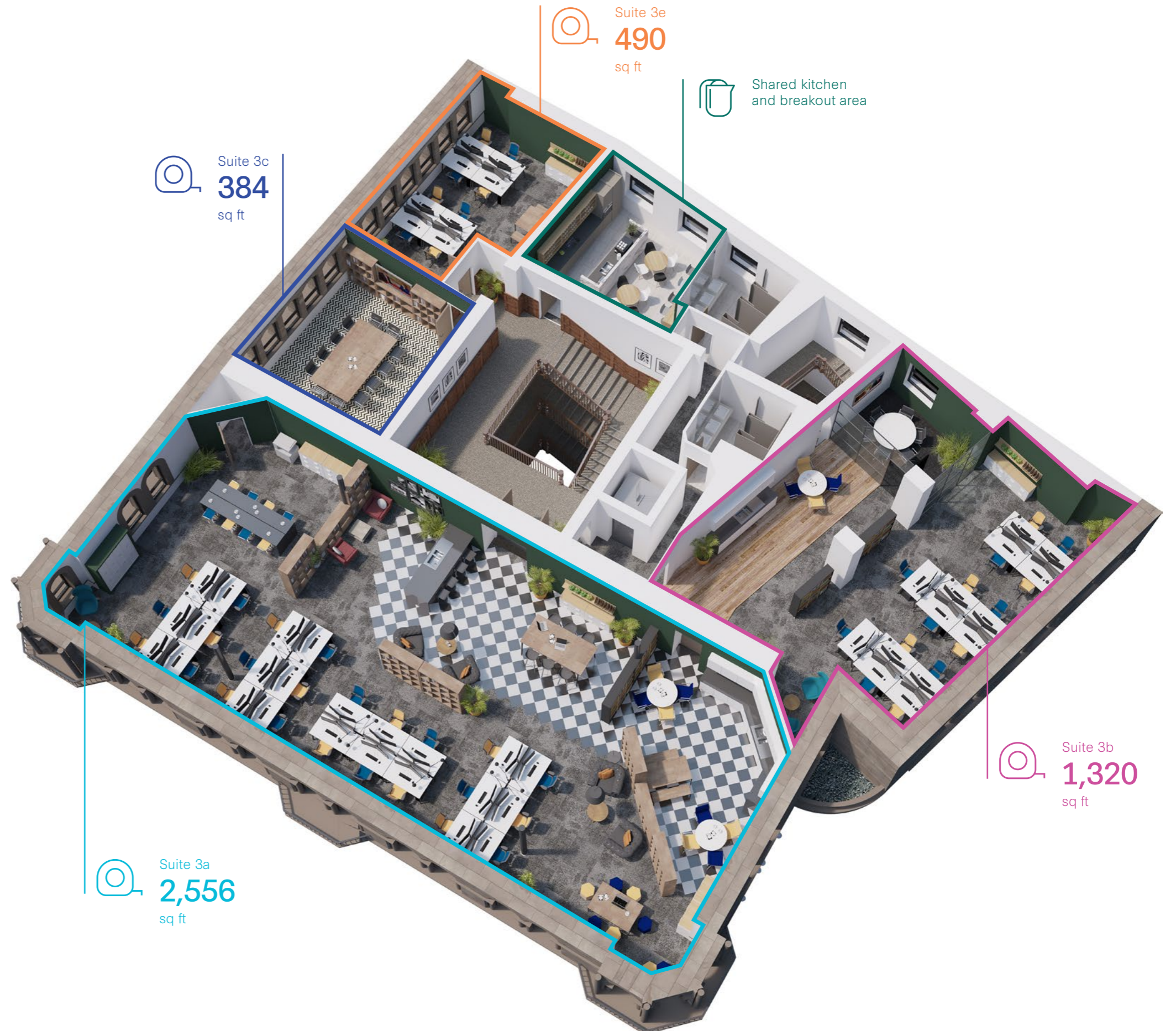
Desks	14
Kitchen	1
Breakout areas	2
Meeting room	1

Suite 3c:
Approximately 384 sq ft

10 person meeting room or 8-10 person office	1
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Suite 3e:
Approximately 490 sq ft

Desks	8
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Suite 3c
384
sq ft

Suite 3e
490
sq ft

Shared kitchen
and breakout area

Suite 3b
1,320
sq ft

Suite 3a
2,556
sq ft

The workspaces

The workspaces at Manchester Club have been redesigned to make the most of the generous floor to ceiling heights and prominent ceiling features together with raised floors and cable management.

A number of office suites feature existing meeting rooms and private offices integrated within the building. Meeting rooms are also available for hire at our other nearby buildings.

Office specification:

24-hour access

Lift access

Generous floor to ceiling heights

Raised-access flooring

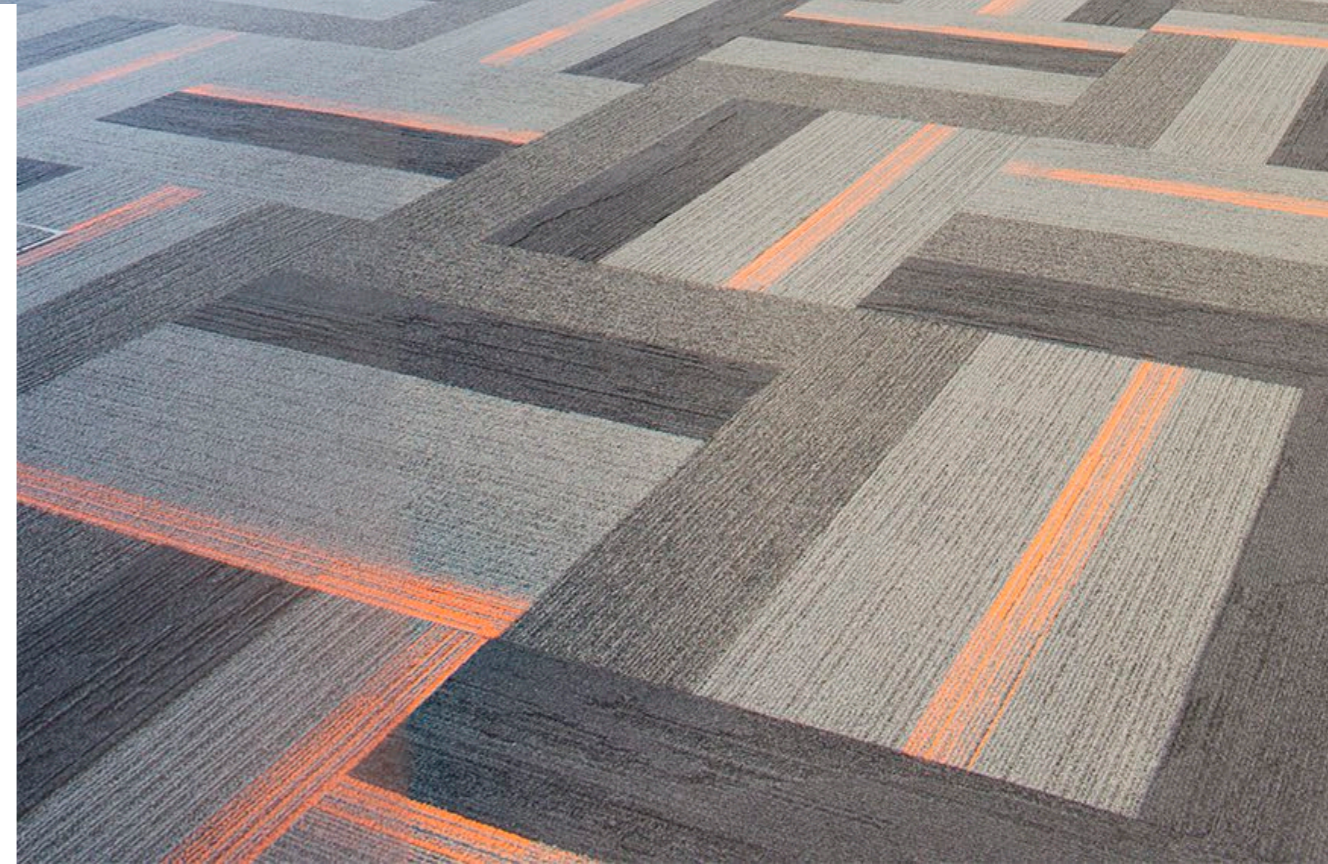
Cable management

Pendant lighting

Shared kitchen and breakout area

Access to communal lounge space at our nearby building, Lowry House

Unique ceiling detail

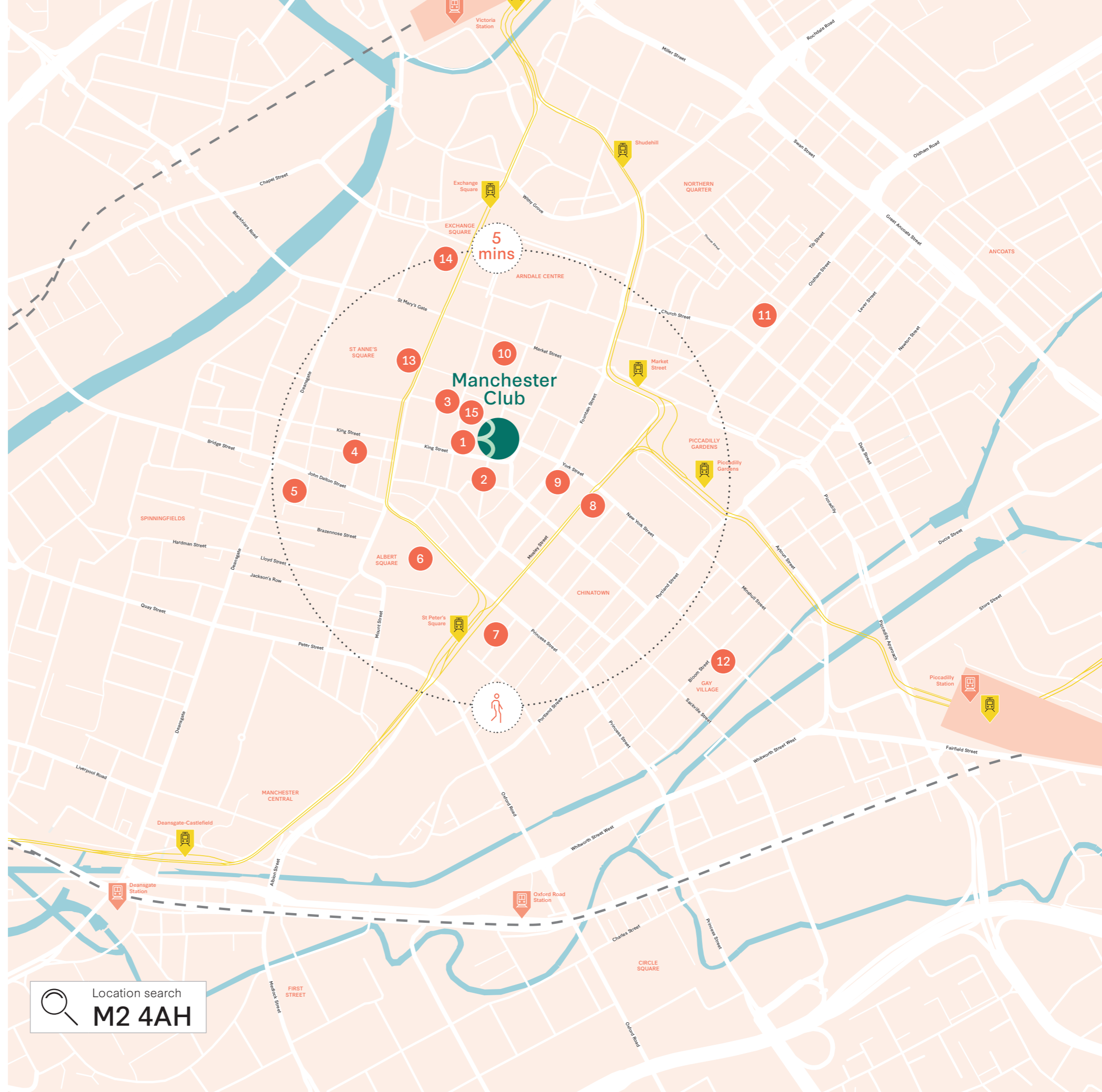


Working in the heart of the city

At the top of King Street, Manchester Club is as central as you can get to some of the city's best spots including Grand Pacific which is within the building.

Opposite Rosso and Browns, and just minutes' walk from a range of eateries on Cross Street, you'll never be stuck for choice. Manchester Club is located close to both Piccadilly Gardens and St Peter's Square tram stops and is a ten minute walk from all three Manchester train stations making for an easy commute.

1. Grand Pacific
2. Rosso's
3. Sam's Chop House
4. El Gato Negro Tapas
5. Bill's
6. Town Hall
7. Manchester Art Gallery
8. The Alchemist
9. Moose Coffee
10. Tesco Express
11. Affleck's
12. The Molly House
13. Royal Exchange Theatre
14. Selfridges
15. Habasta



The bruntwood Collective

We know that a lot of your time is spent at work, so you want to make sure you're working from a stimulating and collaborative space.

And you don't just need that from your day-to-day office base. It can be the spaces, the buildings and the places around you. We can connect you to people and businesses throughout your building, your city and beyond.

We're creating vibrant communities across our buildings for you to join and enjoy; helping you, your colleagues and your business to thrive.

Take part in a wellbeing workshop or yoga class, devour some tasty treats at a FIKA for a midday pick me up, or immerse yourself in the lively city around you with access to innovative arts performances. We've got an extensive events programme providing business support and connecting you to like-minded organisations within our wide network across Manchester, Cheshire, Leeds, Liverpool and Birmingham.

And it's simple to join. You can access all of this and more through The Bruntwood Collective digital community.

Meet - People

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

Seek - Opportunities

You won't have to look far to find businesses and people who will be interested in your work and keen to collaborate. The help and support you need to grow and succeed could be just around the corner.

Join now at: collective.bruntwood.co.uk

The Bruntwood Collective

The Bruntwood Collective is your exclusive online gateway that enables you to connect and collaborate with the community within your building and up to 50,000 customers across the entire Bruntwood group.

By signing up, you'll be able to meet a network of innovative and interesting people, seek opportunities to support you and your business, explore events taking place across all our regions and get access to experiences and competitions across the north and the midlands.

Explore - Events

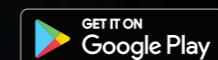
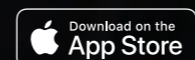
There's a world of opportunity right outside your workspace and it's ready to be explored. Join a creative workshop, learn a new skill, or build your network to help grow your business. Go and see what's happening in your city and beyond.

Thrive - Together

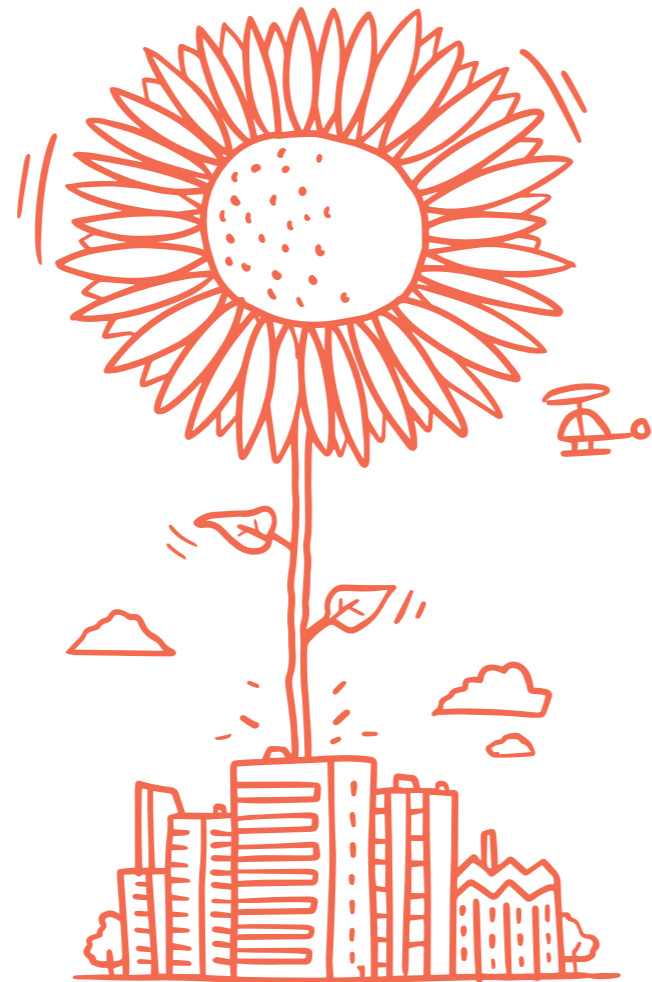
Download the app on iOS and Android stores by searching 'Bruntwood', or visiting collective.bruntwood.co.uk



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Creating Thriving Cities



A family-owned and run business, Bruntwood has been in existence for over 40 years, with a single-minded focus on creating the right places and spaces for businesses of all shapes and sizes to flourish. Whether it's a single desk for a day, or a whole building for 25 years, Bruntwood prides itself on not just meeting but exceeding its customers' needs.

With an unrivalled track record in developing and managing properties across the UK's regional cities, Bruntwood believes in acting as your property partner, not your landlord. Flexibility, sustainability and leaving places better than we find them are all part of our core values.

Everywhere we operate you will find that Bruntwood is always actively involved in the life and wellbeing of our communities. Every year, we contribute 10% of our profits to charitable causes, from sponsoring and encouraging cultural activity to supporting programmes that help people of all ages get more out of life.

Our philosophy is simple: for our business to be a success we need our customers to be successful and the cities where we operate to be successful too. That's why we're good people to do business with.



1.8m

Sq ft of development planned 2017-2020



£1.01bn

Value of Bruntwood portfolio



£1.5bn

Gross value of development pipeline



8.6m

Total ownership in sq ft



3,017

Total number of customers



4.1m

Total sq ft in Manchester city centre

“Everything we do relates back to our core purpose: Creating Thriving Cities.”

– Chris Oglesby



Bruntwood
Union
Albert Square
Manchester
M2 6LW

For more information please
call us or visit the website

0161 233 7877

bruntwood.co.uk

**AVISON
YOUNG**

Edwards & Co

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