



# Lancastrian Office Centre

Talbot Road, Old Trafford M32 0FP

bruntwood



# Make an impression

If you're looking for great value office space on the periphery of the city centre but with great ease of access to all that Manchester has to offer, then Lancastrian Office Centre could be the next home for your business

Situated on the tree-lined Talbot Road in Old Trafford, the South and East facades of Lancastrian look directly out over Lancashire County Cricket Club (LCCC).

The Centre is made up for four wings, Washbrook, Duckworth, McLaren and Statham, each named after a professional cricketer who played at the LCCC. The space offers high-quality open-plan offices with superfast internet and suspended ceilings.

The Old Trafford Metrolink tram stop is behind the building taking you into the city in under 10 minutes as well as being one street away from Chester Road. Customers also benefit from on-site car parking and a dedicated customer service team to manage the reception area and ensure the smooth operation of the building.

If spectator sports isn't your thing then head over to Trafford House to take part in a free virtual Les Mills class or on a bright day in the suburbs, enjoy a yoga class on the contemporary roof garden at Lancastrian.

## Key features:

Open plan spaces

Lift access

DDA compliant

Car parking

Customer service team on-site

Superfast internet

24 hour access

Bike racks

Natural light

Showers

Roof garden



5 mins

Walk to Metrolink

# What's on offer?

Whether you're looking for a small all-inclusive office with a short term lease or a large suite where you can really make your mark, we can create a space that works for you.

## 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




# Example space plan

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

|                           |   |
|---------------------------|---|
| Number of waiting areas   | 1 |
| Number of kitchens        | 1 |
| Number of breakout spaces | 1 |



 **3,605**  
Total sq ft

 **40**  
Workstations



# Blank canvas

With our Made & Managed product we take the 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 select a bespoke package of services and a fit-out that is reflective of your brand and personalised to the way you work.

We help you manage these costs so that you don't have a huge upfront investment to get your office up and running.

Here's some we made earlier...



Space planning



Made & Managed








# Working in Trafford

There is a wide selection of local lunchtime amenities to take advantage of within a short distance of Lancastrian ranging from small retail offerings to a Tesco Extra. In addition to the numerous cafés, newsagents, restaurants and small eateries in the area.

If your business entertaining takes a cultural turn the attractions of Salford Quays are within easy commuting distance, accessible via the Metrolink network. Take time out to visit an exhibition or a theatre performance at The Lowry, the Imperial War Museum or check out the new home of the BBC - MediaCityUK.

If retail therapy is your thing the award winning Trafford Centre is within reach in addition to the long-established White City Retail Park on Chester Road and the Lowry Designer Outlet Mall at Salford Quays. And if your clients or staff need somewhere to stay overnight then the Trafford Hall Hotel or the 68-bedroom Old Trafford Lodge at the Lancashire County Cricket Club.

Transport-wise it couldn't be easier to get to as you're already located on Chester Road - the main arterial route in and out of Manchester city centre and the Old Trafford Metrolink is just on the other side of the cricket club.

-  **2 miles**  
M60 Ring Road
-  **5 mins**  
Walk to Metrolink
-  **15 mins**  
Manchester City Centre



Location search  
**M32 OFP**

- 1 Caffè Nero
- 2 Tesco Extra
- 3 White City
- 4 Frankie and Bennys
- 5 Cafe Football
- 6 Media City

# 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.

## 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.

### 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.

### 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.

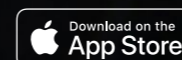
### Thrive - Together

Download the app on iOS and Android stores by searching 'Bruntwood', or visiting [collective.bruntwood.co.uk](https://collective.bruntwood.co.uk)

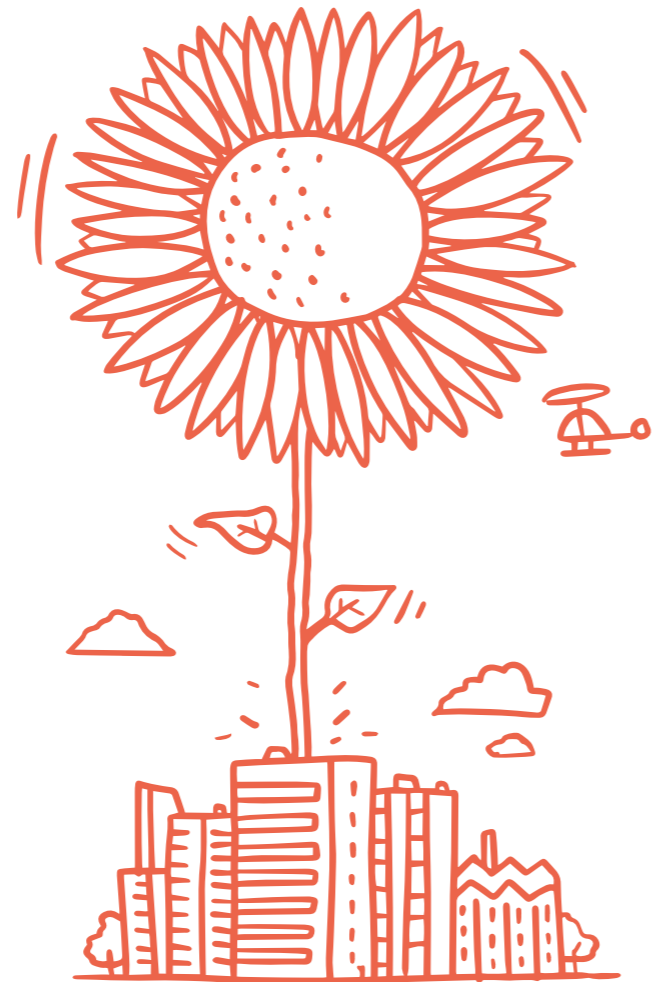
Join now at: [collective.bruntwood.co.uk](https://collective.bruntwood.co.uk)



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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





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**CANNING O'NEILL**

**Edwards & Co**

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