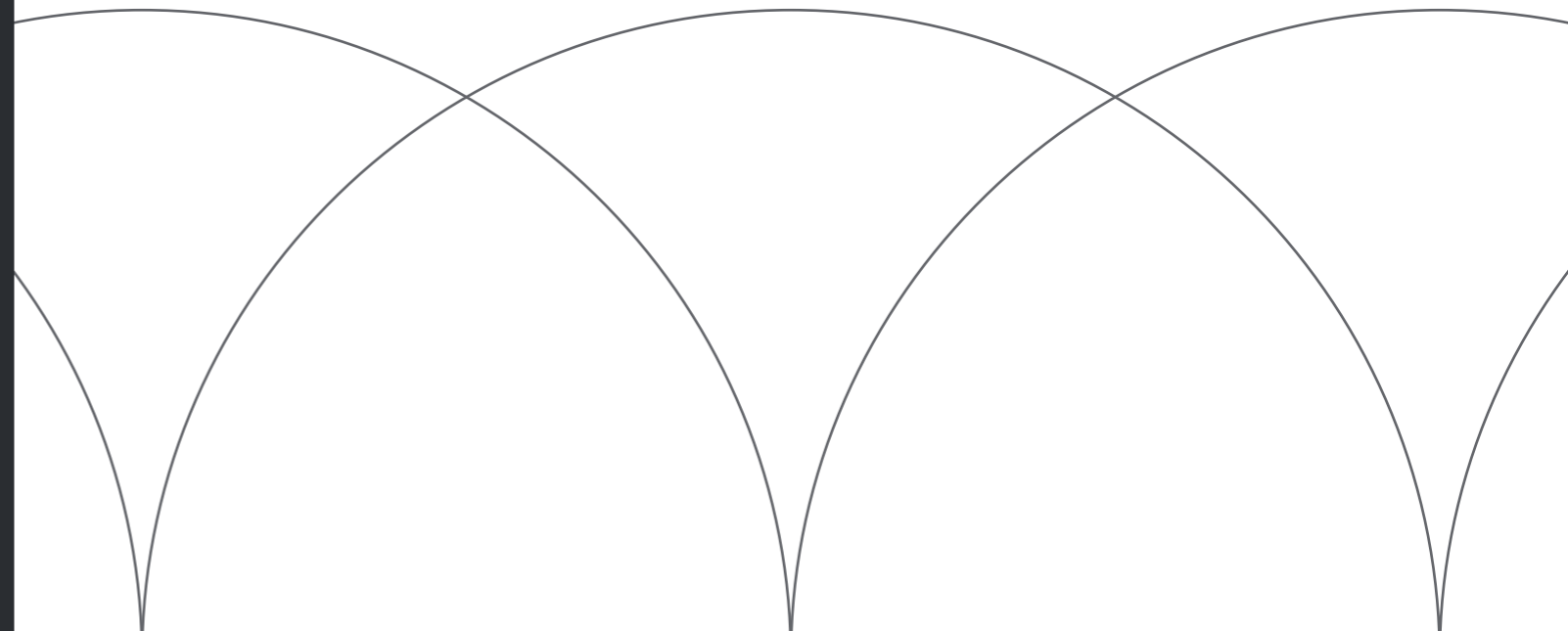




# Blackfriars House

A workspace with  
no boundaries





# 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 rooftop view, overlooking the river and a bike route mapped into the building itself, 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 spoiled 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.



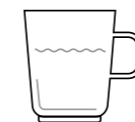


# Community-minded from top to bottom

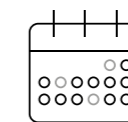
At Blackfriars, our community is the key to inspiring exciting new ideas and harbouring new relationships. That's why we've developed an environment that offers boundless opportunities for collaboration.

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



Community events



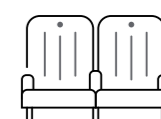
Rooftop restaurant



Reading room and  
podcast booth



Panoramic views



Auditorium



Proposed ground floor at Blackfriars House

# 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.

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.

To enhance your working experience even more, Blackfriars will offer an engaging events programme that includes wellbeing, social and business support. Later in 2020, we'll be adding a bespoke fitness studio in the basement and a bike route mapped into the building that takes you out into the city, and beyond.



Proposed roof terrace at Blackfriars House



Proposed roof terrace at Blackfriars House



Proposed CGI of roof top restaurant at Blackfriars House





# Space for everyone

## Coworking

Our coworking spaces, give you the ultimate in high-quality, flexible workspace. Simply choose from hot desk or dedicated desk options in vibrant environments to power your productivity.

### Ideal for:

Freelancers

---

Start-ups

---

Mobile workers

---

### What's included:

Hot desking or dedicated desk options

---

Access to superfast WIFI

---

Refreshments

---

Private call booths

---

Discount on Bruntwood meeting room bookings

---

Dedicated desk options come with 24/7 building access and the ability to use all lounges in the Bruntwood network

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## Serviced offices

A serviced office provides maximum flexibility. With a simple pay per desk rate and sign-up for as little as six months, as your needs change so too can your office. Whether you need private space for two people with all the advantages of a professional support team, or a larger space to expand for a temporary period, serviced offices are the solution.

### Ideal for:

Companies 2+

---

Entrepreneurs, Start-ups and SMEs

---

Short term space needs from project teams to swing space

---

Satellite offices

---

### What's included:

Private office

---

Simple per desk pricing

---

24/7 building access

---

Discount on Bruntwood meeting room bookings

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Services included in rent: cleaning, internet/telephone services, communal kitchen, lounge access

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Natural light

---





## 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 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.

### Ideal for:

Companies from 20+

SMEs, entrepreneurs

Ready to move in (turnkey) requirements

Short term space needs from project teams to swing space

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.

## Leased office

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. A leased office is perfect choice for the organisation that likes to take full control from the design and fit-out to your additional operational services.

### Ideal for:

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

SMEs, entrepreneurs

Ready to move in (turnkey) requirements

Short term space needs from project teams to swing space

Satellite offices

### 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

# Blackfriars House

Ground Floor



Meeting rooms

Kitchen / Lounge

Dedicated coworking

6 Desks

10 Desks

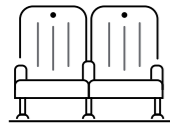
Reading and podcast room

Auditorium

Lounge and hot desks

Phone booths

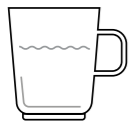
Cafe



Auditorium



Reading room & podcast booth



Independent coffee shop



A Bruntwood Works Pioneer  
Space to innovate the everyday

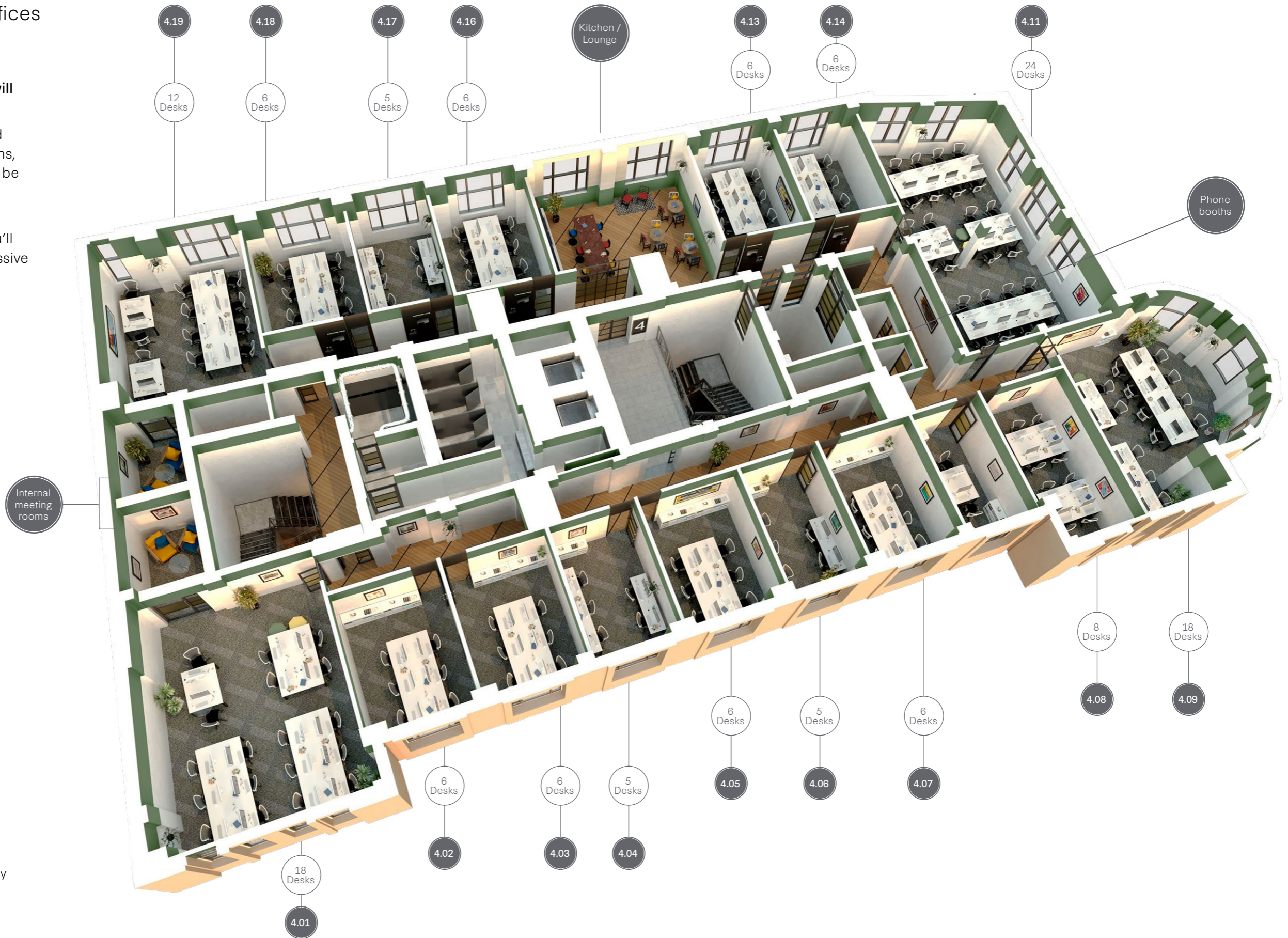
# Blackfriars House

## Fourth floor, Serviced Offices

**Our brand new serviced offices will be ready from November 2019.**

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.



A Bruntwood Works Pioneer Space to innovate the everyday

# Blackfriars House

## Sixth Floor

If you're looking for larger space, our newly refurbished 6th floor is for you. It's just been refurbished to provide the ideal blank canvas for you to put your stamp on.



A Bruntwood Works Pioneer  
Space to innovate the everyday

# Making it here

Blackfriars House 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

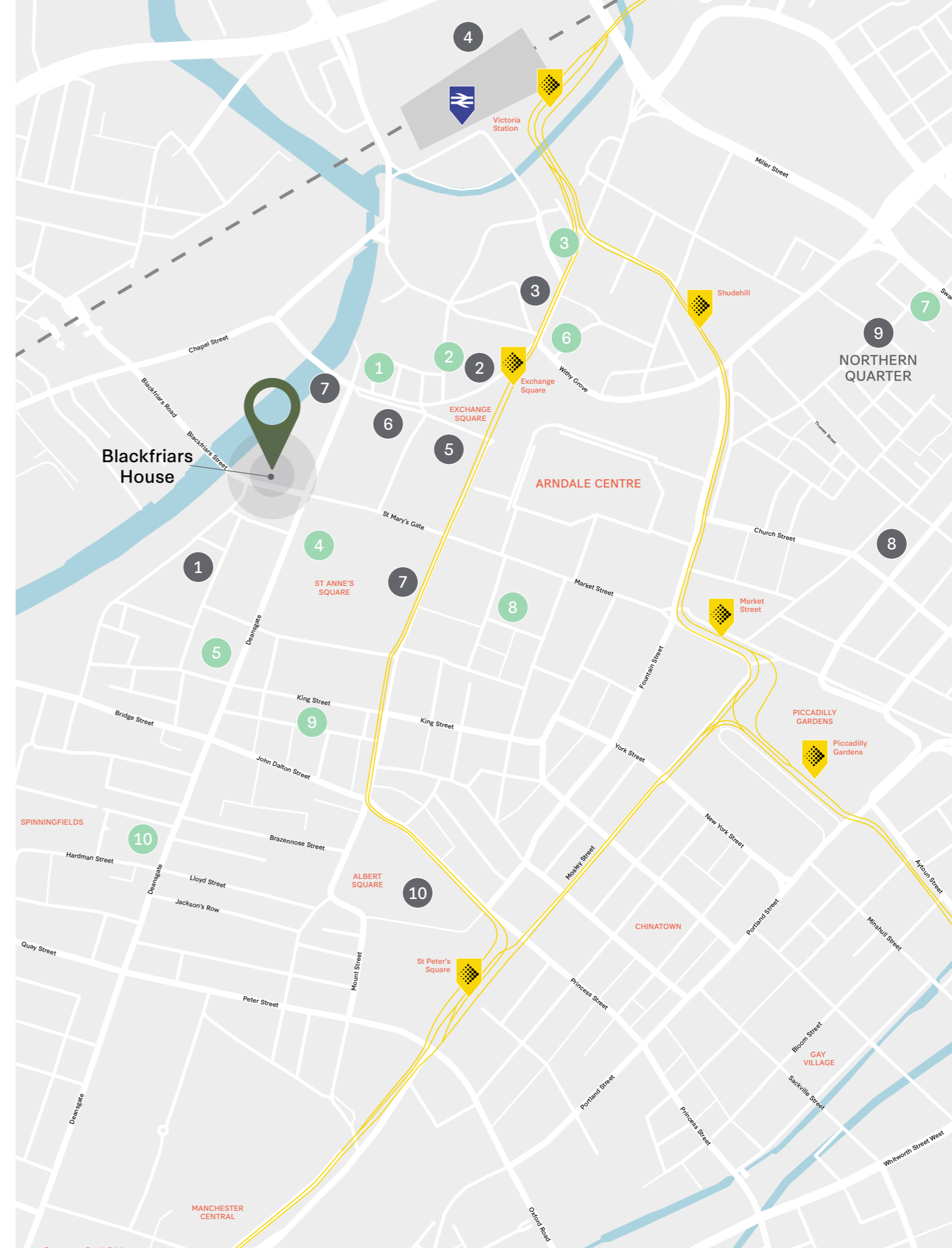


## Shopping & Leisure

- 1 Parsonage Gardens
- 2 The Corn Exchange
- 3 National Football Museum
- 4 Manchester Arena
- 5 Selfridges
- 6 Harvey Nichols
- 7 Royal Exchange Theatre
- 8 Affleck's
- 9 Northern Quarter
- 10 Manchester Town Hall

## Eating & Drinking

- 1 Proper Tea
- 2 Mowgli
- 3 Mamucium Resturant
- 4 Pot Kettle Black
- 5 The Botanist
- 6 The Print Works
- 7 The Mackie Mayor Food Hall
- 8 MashTun
- 9 El Gato Negro Tapas
- 10 Australasia

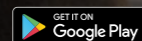
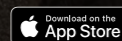


# The Bruntwood community

Bruntwood has a community of 50,000 individuals, made up of over 3,000 businesses across Manchester, Cheshire, Leeds, Liverpool and Birmingham.

We run an engaging programme of events within our buildings offering everything from wellbeing sessions to networking and business support.

Our community isn't just physical, it's digital too with an online platform and app called The Bruntwood Collective. A collection of individuals spread across the North and Midlands who can collaborate and share ideas.







Bluedot Festival 2019, Hatch

# Our evolving business

Bruntwood is a business led by one purpose: Creating Thriving Cities.

Our deep connection with the cities we work in sets us apart. Over more than forty years, everything we have achieved has been with this purpose in mind.

Our purpose also 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.

This commitment to creating thriving cities has helped us to grow into a company with a property portfolio totalling more than £1bn and over 100 properties. We own, let and manage outstanding workspaces so you can rest assured we can take care of your space so you can focus on business.



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



See the tour

[bruntwood.co.uk/blackfriars](http://bruntwood.co.uk/blackfriars)

Blackfriars House  
Parsonage  
Manchester  
M3 2JA

For more information please call us  
or visit the website:

0161 233 7877  
[bruntwood.co.uk/pioneer](http://bruntwood.co.uk/pioneer)



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