

Halyard Court

Salford Quays



bruntwood
Works




Salford Quays:
**Greater
Manchester's
waterfront
destination**

A unique HQ opportunity

After undergoing a full refurbishment, Halyard Court now offers one of the few exposed schemes in Salford Quays, designed and delivered by the award-winning teams at Bruntwood Works and Cubic Works.

Few opportunities for a standalone, self-contained building ever hit the market in this location, making Halyard Court an excellent option for a forward-thinking business looking to locate itself within walking distance of thriving MediaCityUK.

The new scheme offers everything a modern workforce needs, including shower facilities, ample parking, bike racks and two Metrolink stations a stone's throw away, with fantastic connections to Piccadilly, Ashton and Eccles.

-  8,846 total sq ft
-  3 floors
-  Shower facilities
-  Superfast WiFi
-  Onsite parking
-  Newly refurbished



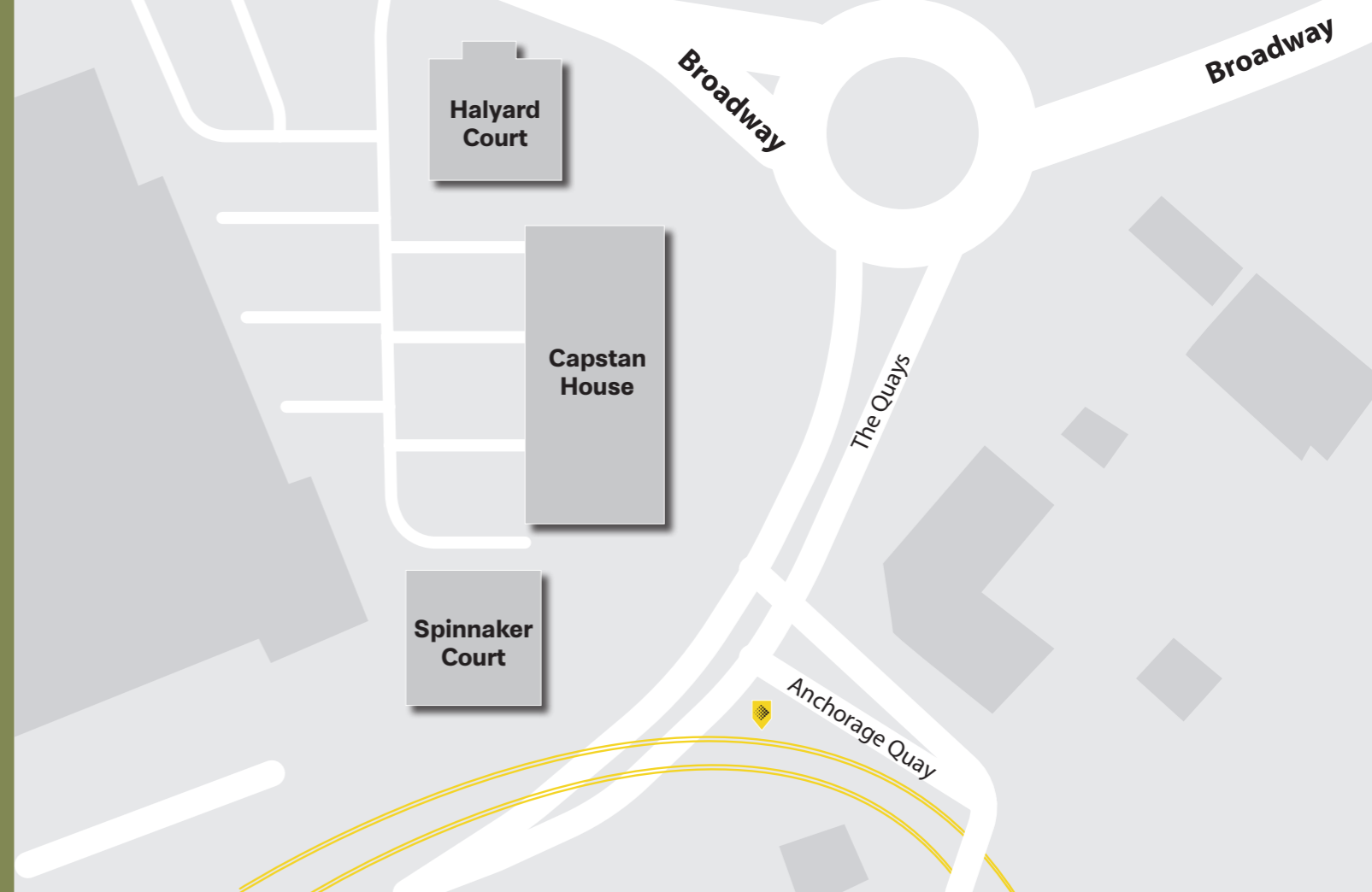
Artist's impression - Second Floor



Chandler's Point

A thriving business community

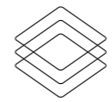
Halyard Court is one of three buildings that make up our Chandler's Point development in Salford Quays. Neighbouring Spinnaker Court and Capstan House are home to a range of eclectic businesses.



Kershaw specialise in residential management, sales and lettings, and commercial property services.



Medigold Health creates occupational health and wellbeing solutions for employers across the UK.



CubicWorks

Part of the Bruntwood Group, Cubic Works is a leading construction, fit-out and refurbishment specialist.

Ideally located for your business

MediaCityUK is a short stroll, with a fantastic range of restaurants, bars and shops. The Lowry Arts Centre and Quayside MediaCity mall are also within easy walking distance along the waterside walkways.

The city centre is easily accessible from Anchorage or Harbour City tram stops, and Manchester Airport is a 20 minute drive.



Perfectly connected

Amenities

Shopping & Leisure

- 1 Media City
- 2 The Lowry Arts Centre
- 3 Tesco Express
- 4 Quayside MediaCity
- 5 Premier Inn
- 6 AC Marriot Hotel
- 7 Holiday Inn Express
- 8 Imperial War Museum
- 9 Vue Cinema
- 10 Holiday Inn

Eating & Drinking

- 1 The Dockyard
- 2 Coop
- 3 Greggs
- 4 Prezzo Italian
- 5 Wagamama
- 6 The Botanist
- 7 Pret
- 8 The Alchemist
- 9 Nandos
- 10 Sainsbury's

 **M60**
5.3 miles to M60

 **15 mins**
City Centre by tram

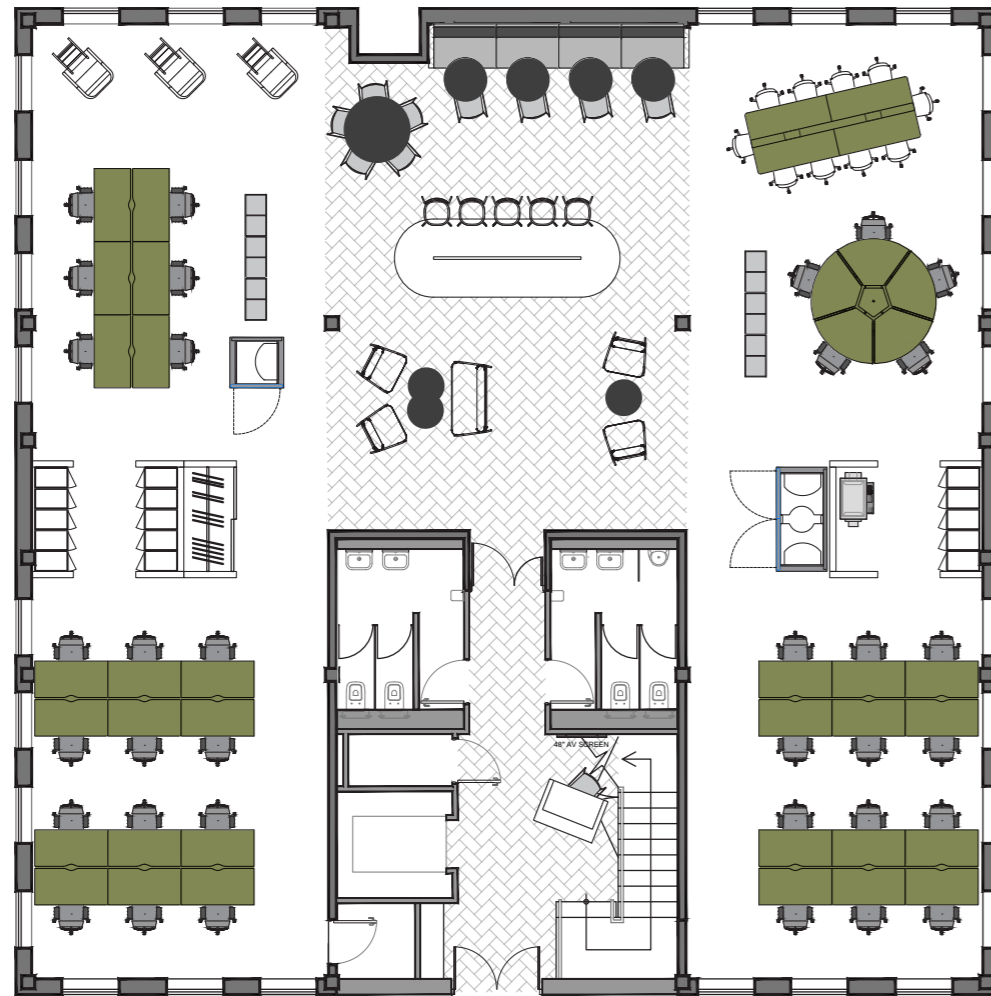
 **20 mins**
via car to Manchester Airport











Floor plans

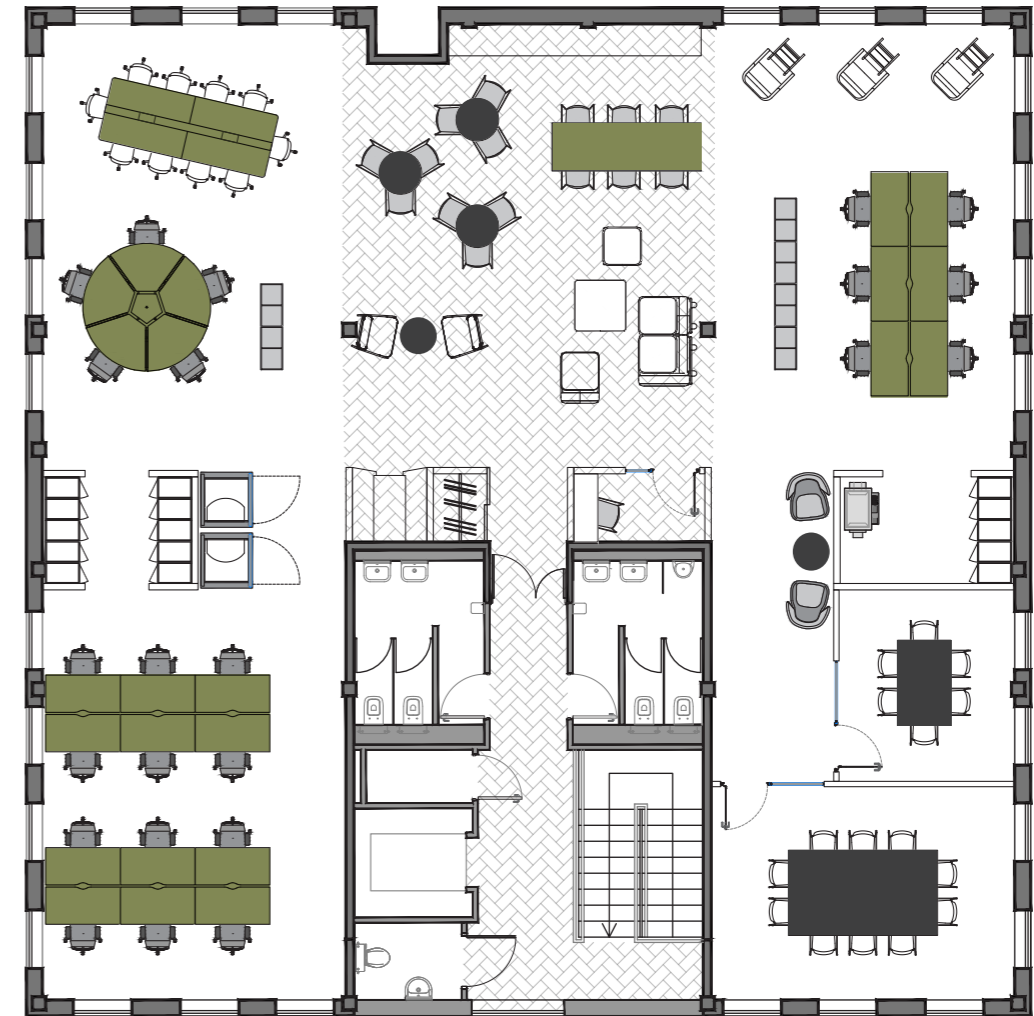
Proposed space plans for your workspace. Bruntwood's in-house design team can bring your vision to life with our Made & Managed package. Read more on page 9.









Ground Floor



-  **30** Workstations
-  **15** Hot desks
-  **1** Host station
-  **3** Private booths
-  **3** Individual working pods
-  **1** Kitchen
-  Breakout spaces
-  **2,949** Sq ft

First Floor



-  **18** Workstations
-  **15** Hot desks
-  **2** Meeting rooms
-  **3** Private booths
-  **3** Individual working pods
-  **1** Kitchen
-  Lounge & breakout spaces
-  **2,943** Sq ft

Floor plans

Second Floor



24
Workstations

10
Hot desks

3
Individual working pods

4
Private booths

1
Kitchen

Lounge & breakout spaces

1
Shower & changing facility

2,954
Sq ft



Precedent interior design concept
from Bruntwood portfolio

Office options

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 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.

Our leased spaces are taken on a price per sq ft basis. Bring your own furniture. Manage your own bill payments. Brand your surroundings as you see fit.



Unfurnished private offices for you to customise



Flexibility to upscale or downsize



Optional upgrades

Made & Managed:

Taking a leased office on a Made & Managed basis is ideal for those who want design and management taken care of.



Private bespoke offices designed and managed by us



Customisable monthly fee covering rent and fit out with no upfront costs



Our in-house design team will create a bespoke workspace for your team

All Inclusive:

Combine rent, service charge and insurance into a single monthly cost:



One monthly bill



If required, our in-house design team will create a bespoke workspace for your team

More about
our office
options

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.



Sustainability at Bruntwood

At Bruntwood, we work to create thriving cities.

Recognising the urgency of the climate crisis, and driven to create change from within the commercial property sector, we are committed to developing a sustainable and fair future for our communities by reinventing with the planet in mind.

We've committed to operating at net zero in the spaces that we control by 2030 - but we know that it's what we do in the immediate future that really matters.

In Didsbury, we're building the UK's lowest carbon new build workspace - Evø. This fully electric building will have a unique, sustainably-sourced, timber frame that locks in high volumes of carbon.

We're also investing heavily in renewable energy and, in 2022, we purchased an industry-first 42.4% share in Kirk Hill wind farm (Scotland). By spring 2024, we'll be able to fulfil 80% of Bruntwood's current electricity demand through renewable energy - a huge milestone in achieving our net zero ambitions and supporting the industry's transition to sustainable energy.

2030

All areas under our direct control to reach net zero carbon.

All electricity we supply into our buildings will be generated from renewable sources.

2050

Bruntwood to be a fully net zero business



CANNING O'NEILL



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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.

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For more information please call us
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bruntwood.co.uk/works

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