

An architectural rendering of a modern building facade. The building features a prominent green brick section with a series of arched openings. Above one of the arches, a white sign reads "LANCASTRIAN". A person is walking on the sidewalk in front of the building. To the left, there is a large green bush. The background shows other buildings and a cloudy sky.

Lancastrian

bruntwood
Places



A new look for Lancastrian

We're investing £3million into Lancastrian to create a high-quality workspace destination with new wellbeing, collaboration and social spaces designed around the needs of modern businesses.



Brand new gym and changing facilities



Stylish coworking lounge, breakout space and bookable meeting rooms



High-spec, modern serviced office space



Revitalised roof terrace with new seating areas



Enhanced arrival experience and reception



New landscaping throughout the scheme

Gym space at Lancastrian

Our mission is to deliver spaces that elevate your workday, helping you balance work with life allowing you to thrive. With the new investment in Lancastrian, we're delivering a brand new gym equipped with high-spec machinery designed to support your wellbeing.

Alongside this, we will introduce brand new showers and changing facilities making the balance between your fitness and your work seamless.



Showers



Lockers



Towel service





Legendary work starts here

Looking for an office space that's just a stone's throw from central Manchester? Somewhere that offers great value, high-speed internet, and a modern look? You've found it. Let the spirit of sporting legends inspire your work at Lancastrian.

Peaceful, private and surrounded by trees, Lancastrian is the perfect place to focus on big ideas. Our building has four distinct wings – Washbrook, Duckworth, MacLaren and Statham, each named after a Lancashire County cricketing legend. In fact, the building looks out on their former club.

Our brand new lounge offers the ideal shared space for informal meetings or breakout sessions. Equipped with a range of seating styles, and free refreshments, you'll find somewhere comfortable whatever you're working on. The lounge leads out onto our newly refurbished roof terrace so you can soak up the sun and enjoy some outdoor space.

We're proud of our region, which is why our building has been influenced by those that have put Manchester in a league of its own. Inside, you'll find pristine desk space, a customer service team in reception for anything you need, open-plan offices with superfast internet, plenty of natural light, and a roof garden that's perfect for socials further than Trafford.



Showers



Bike racks



Lift access



Roof garden



0.5 miles
to M60 ring road



2 min
walk to Metrolink

Working in Trafford

Whether you're peckish, ready for a break or looking for somewhere to take a client out for drinks, Trafford has a great selection of places to explore. Cafés, designer outlets, convenience stores, restaurants... there's plenty to discover.

Salford Quays is just a short tram ride away, with attractions like The Lowry Theatre, Imperial War Museum and Victoria Warehouse hosting plenty of events throughout the year. Stop by MediaCityUK – home to the BBC and ITV – for a walk along the waterfront combined with fantastic restaurants, bars and coffee shops.

Shopping after work? Take a trip to the award-winning intu Trafford Centre or White City Retail Park for all your retail therapy needs. If clients are staying overnight, there are several great options nearby, including the Trafford Hall Hotel and the 68-bedroom Old Trafford Lodge at Lancashire County Cricket Club.

In terms of getting around, Lancastrian is based near Chester Road – the main road running in and out of Manchester city centre. Alternatively, you can use the Old Trafford Metrolink station, which is just on the other side of the cricket club. You'll get where you need to be in the Greater Manchester in no time.

-  **2 Miles**
to M60 ring road
-  **5 min**
walk to Metrolink
-  **10 min**
drive to city centre

Shopping & Leisure

- | | |
|---------------------------|--------------------------|
| 1 Caffè Nero | 6 Media City |
| 2 Tesco Extra | 7 Lowry Outlet |
| 3 White City retail park | 8 Costa Coffee / Nando's |
| 4 L' Artigiano Manchester | 9 M&S Food |
| 5 Cafe Football | 10 Subway |

Bruntwood

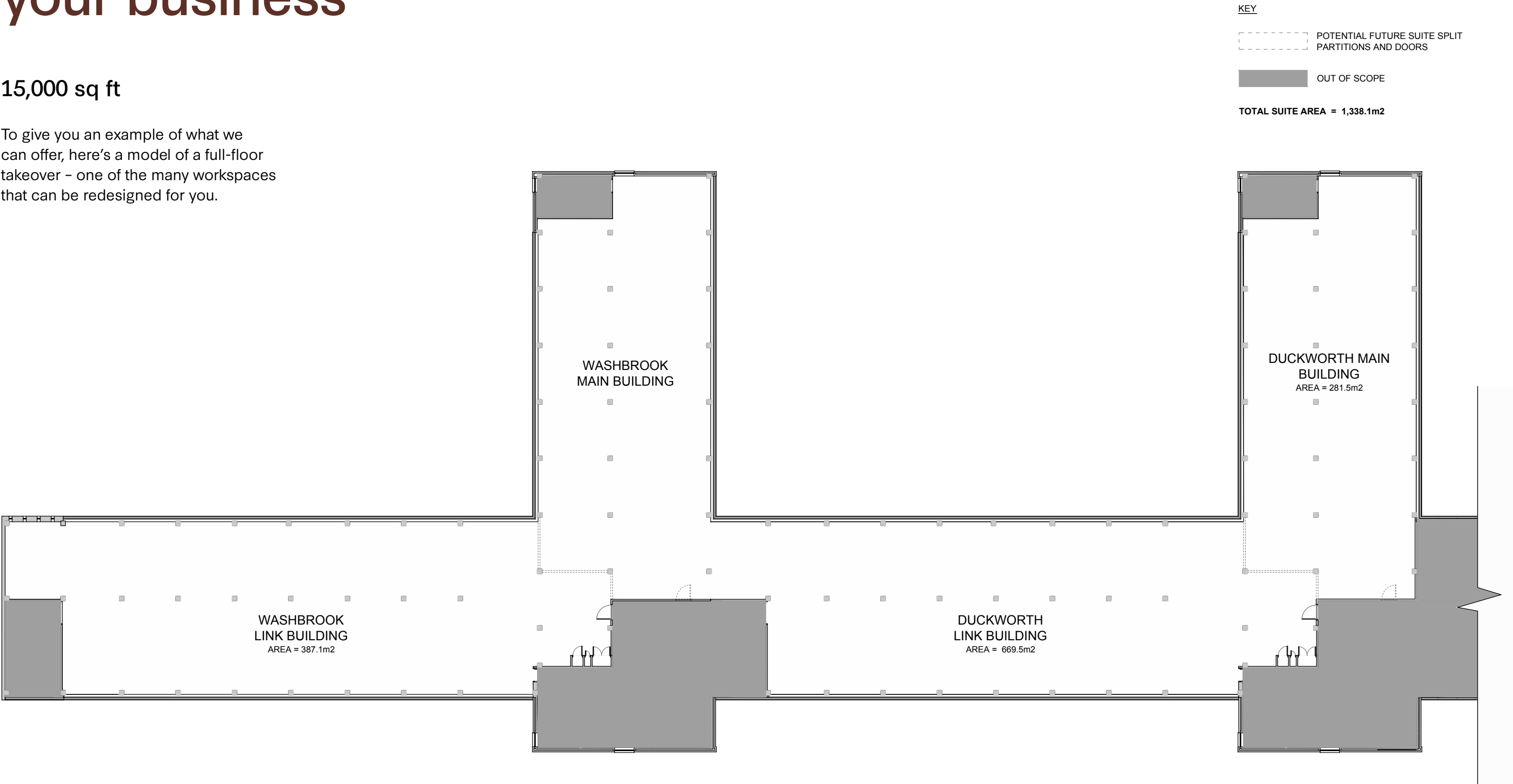
- 1 Trafford House



A workspace designed around your business

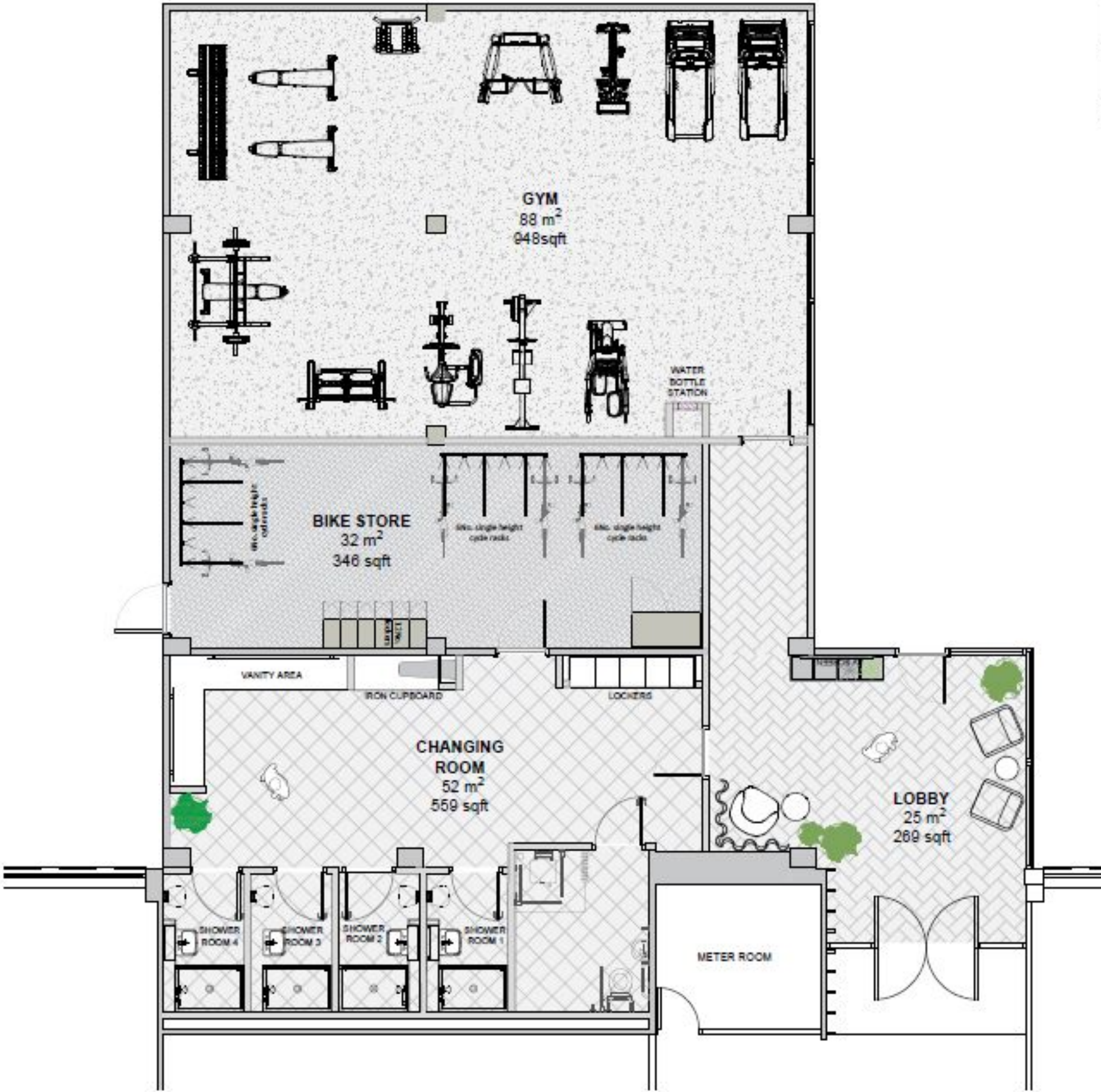
15,000 sq ft

To give you an example of what we can offer, here's a model of a full-floor takeover – one of the many workspaces that can be redesigned for you.



New spaces

-  Refreshed customer welcome experience
-  High-spec, modern gym space equipped with Matrix machines
-  New showers and changing facilities
-  Bike storage with repair station and drying cupboard



First floor





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 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 team.

Key features



Flexible contract



Design your own space



Your own, private office

Leased is 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

Included as standard with Leased:

A private office

24/7 building access

Use of communal business lounge

On-site customer service team

Access to showers and changing rooms

25% off meeting room bookings for any Bruntwood venue

Optional design and fit-out services



Managed

This is your choice for maximum flexibility in a team of two or more people.

Bruntwood’s 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 venue
- On-site customer service team
- 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

Key features

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



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.

Included as standard:

One bill for rent, property costs and electricity

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 venue

Free events programme

On-site customer service team

Add ons:

On-site car parking

Key features



Quick & simple



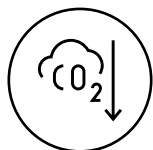
Fixed Price

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're committed to developing a sustainable and fair future for our communities by reinventing with the planet in mind.

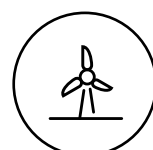
We'll be operating at net zero in the spaces that we control by 2030 – but we know that it's what we do in the immediate future that really matters.

We're embedding sustainability across all of our operations
– including three key areas that impact our customers:



Upgrading existing buildings

– for instance, by changing gas-fuelled boilers to air source heat pumps, which release less carbon emissions.



Creating new, net zero buildings

– our new buildings are net zero in construction and operation (in common areas), and don't use fossil fuels to provide heating and hot water.



Recommending sustainable interior design options

– from carpets to lighting, our team can suggest environmentally friendly design choices that match your budget.

View our
Sustainability
Brochure



Click or
scan

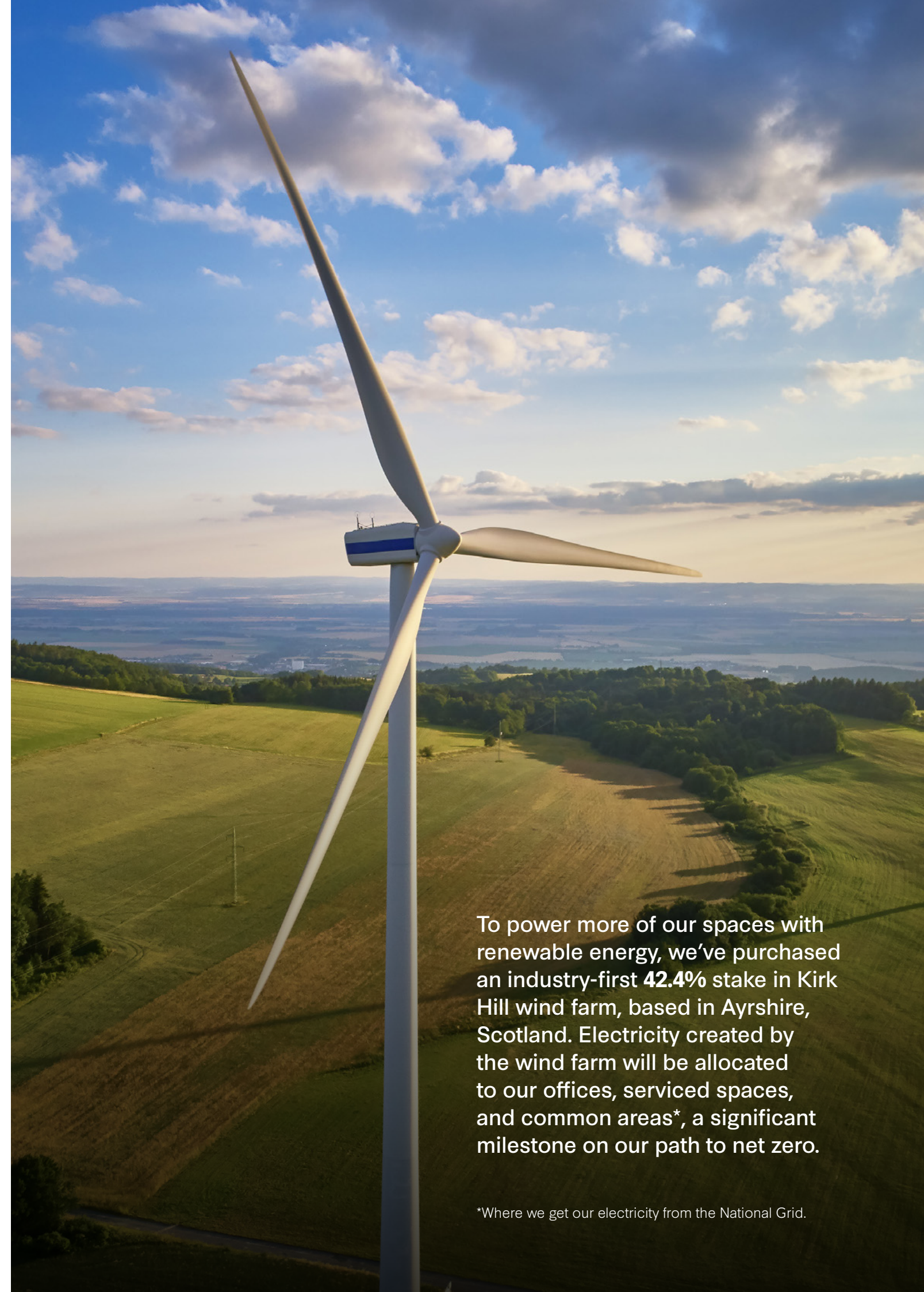
It's impossible to summarise all of our sustainability actions, goals and success stories into a few short paragraphs, so we invite you to dive deeper into our work by taking a look at our additional resources:

Visit our Sustainability page →

Download Net Zero Pathway ↓

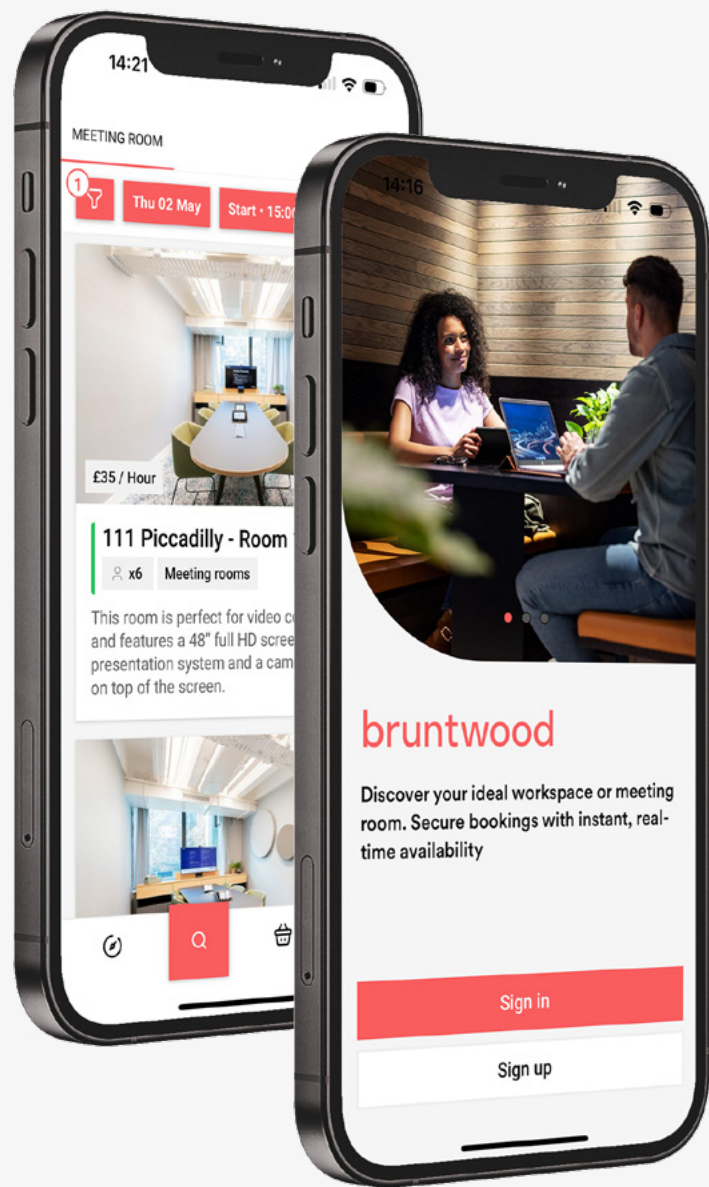
To power more of our spaces with renewable energy, we've purchased an industry-first **42.4%** stake in Kirk Hill wind farm, based in Ayrshire, Scotland. Electricity created by the wind farm will be allocated to our offices, serviced spaces, and common areas*, a significant milestone on our path to net zero.

*Where we get our electricity from the National Grid.

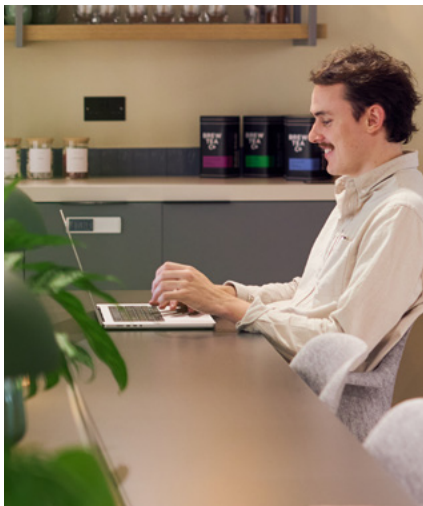


Download the Bruntwood App

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



Available on:



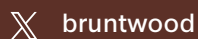
Sharon Johnson
Head of Commercial
sharon.johnson@bruntwood.co.uk

**Lancastrian
Talbot Road
Old Trafford
Manchester
M32 0FP**

For more information please
call us or visit the website:

0161 233 7877

bruntwood.co.uk



In line with the Misrepresentation Act 1967, Unfair Contract Terms Act 1977 and The Property Misdescriptions Act 1991, Bruntwood 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 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 has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property. (4) Bruntwood 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.