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Faulkner House is located at the heart of the city's business community in Piccadilly Plaza and provides refurbished office space over five floors. The building benefits from a light and contemporary redesigned reception lobby, together with secure on-site parking for your convenience.

Call us today to find out what makes **Faulkner House** the ideal location for your business.



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The central location of Faulkner House means that Manchester's transport hub in Piccadilly Plaza and the shopping core of Market Street are only a few minutes walking distance.

The entrance to 'The Mall' at City Tower is adjacent to Faulkner House giving you sheltered access to Piccadilly Gardens, linking two distinct parts of the city. This means two Metrolink tram stops and the Piccadilly bus terminals are in the immediate vicinity and Manchester Piccadilly train station is five minutes from Faulkner House.

On foot, all parts of the city are easy to reach and for those who prefer cycling, we have facilities on-site to keep your bike safe too.

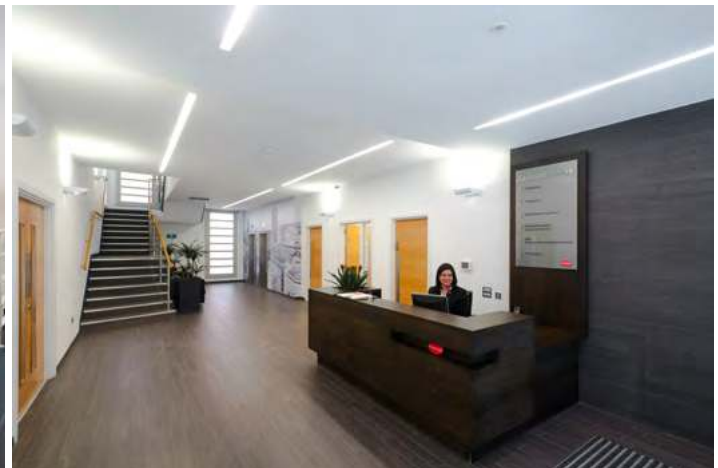
Faulkner House comes with the added benefit of a dedicated customer service team to manage the reception area and ensure the smooth operation of the building, leaving you free to run your business.

 **1 min**  
WALK TO THE NEAREST METROLINK

 **4,885**  
TOTAL AREA PER FLOOR (SQ FT)

 **34**  
CAR PARKING SPACES

 **26,330**  
TOTAL SQ FT OFFICE SPACE



## Specification

Here, we've outlined some of the key specifications found throughout the building:

Fully refurbished suites with:

- Air conditioning
- Suspended ceilings
- LG3-compliant lighting
- 3-part perimeter trunking
- Full floor and split suite options available

Building amenities include:

- Secure basement car customer parking available
- Manned reception and on-site customer service team
- Lift access
- 24-hour access
- Bicycle storage
- On-site deli

### Energy Performance Asset Rating

More energy efficient

**A+** Net zero CO<sub>2</sub> emissions

**A** 0–25

**B** 26–50

**C** 51–75 **65** This is how energy efficient Faulkner House is.

**D** 76–100

**E** 101–125

**F** 126–150

**G** Over 150

Less energy efficient



Faulkner House is amongst the 25% most energy efficient buildings in England.

Source: Office of Government Commerce 2010 www.ogc.gov.uk



Faulkner House is situated on the corner of Faulkner St and the newly-redeveloped New York St.

## Location

Transport-wise, Manchester's Piccadilly and Oxford Road train stations are both just a short walk away and the city's main tram and bus transport interchanges are literally on the doorstep. There are on-site car-park spaces available but if you want to get on your bike, the building's secure cycle store and shower facilities also make cycling to work a practical option.



[Click here for Google maps](#)

From shopping and dining to the latest cultural attractions your staff will be in a great location to enjoy the best that Manchester city centre has to offer.

## Amenities

Amenities in the immediate vicinity include an on-site deli, a 24-hour access gym, two hotels, Marks & Spencer, Philpotts, Starbucks, Tesco, Krispy Kreme and a Spar supermarket. And just a short walk away, you'll find a wide choice of restaurants, bars and all that 'Chinatown' has to offer. So whether you want to catch up over coffee, do business over lunch, keep in shape, or simply relax away from the office, you can do it right on your doorstep.

## Key

- |                                 |                                |
|---------------------------------|--------------------------------|
| 1 Manchester Art Gallery        | 13 Giovannis Deli              |
| 2 Sainsburys Local              | 14 NatWest cashpoint           |
| 3 The Bank Bar                  | 15 Post Office                 |
| 4 Barclays Bank                 | 16 Mercure Hotel               |
| 5 Royal Bank of Scotland        | 17 Manchester Visitor Centre   |
| 6 Lloyds TSB                    | 18 Caffè Nero                  |
| 7 M&S Simply Food               | 19 Rice Restaurant             |
| 8 Tesco Express                 | 20 Barburrito                  |
| 9 Starbucks                     | 21 Pizza Express               |
| 10 The Gym                      | 22 Pret A Manger               |
| 11 Philpotts                    | 23 Kro Bar & Restaurant        |
| 12 The Grill on New York Street | 24 Chorlton Street bus station |



## Availability

This axonometric plan gives just one indication of how the 4,885 sq ft of office space at Faulkner House can be used to create an effective working environment for your business.

This represents just one way of dividing up the space, but our in-house space planners are more than happy to help you with visualising alternative layout options to suit your own specific requirements.

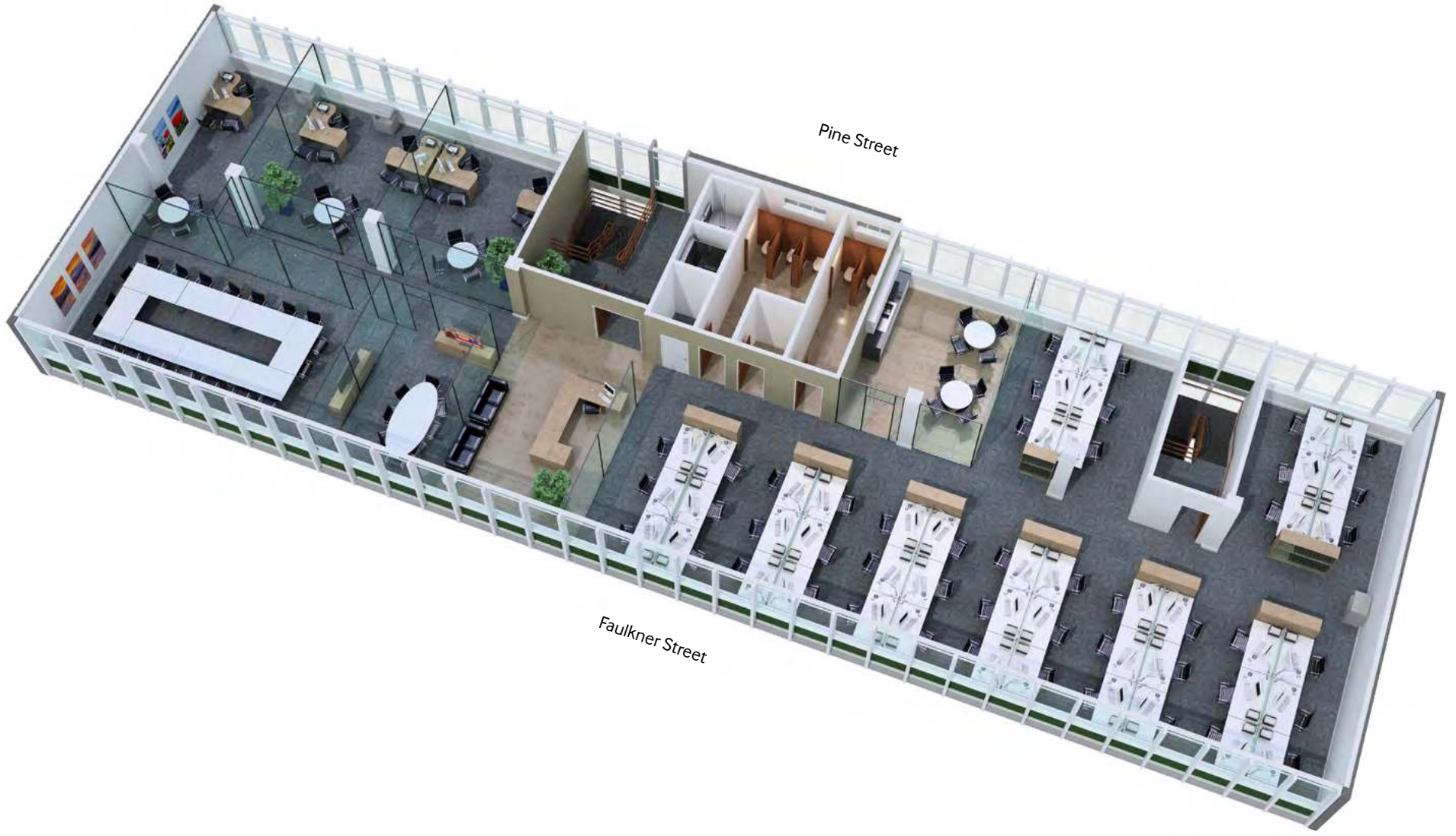
In this example layout we have included:

- Open-plan office space for up to 48 people
- 1 x Dedicated reception area
- 1 x Board room
- 1 x Kitchen/breakout area
- 3 x Private director offices
- 1 x Communications room



Floor	Status	Size (sq ft)
Ground	Fully Occupied	-
First	Fully Occupied	-
Second	Fully Occupied	-
Third	Fully Occupied	-
Fourth	Available	787
Fifth	Available	4,885

[Click here](#) to view 3D space plan full screen



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# Faulkner House ●

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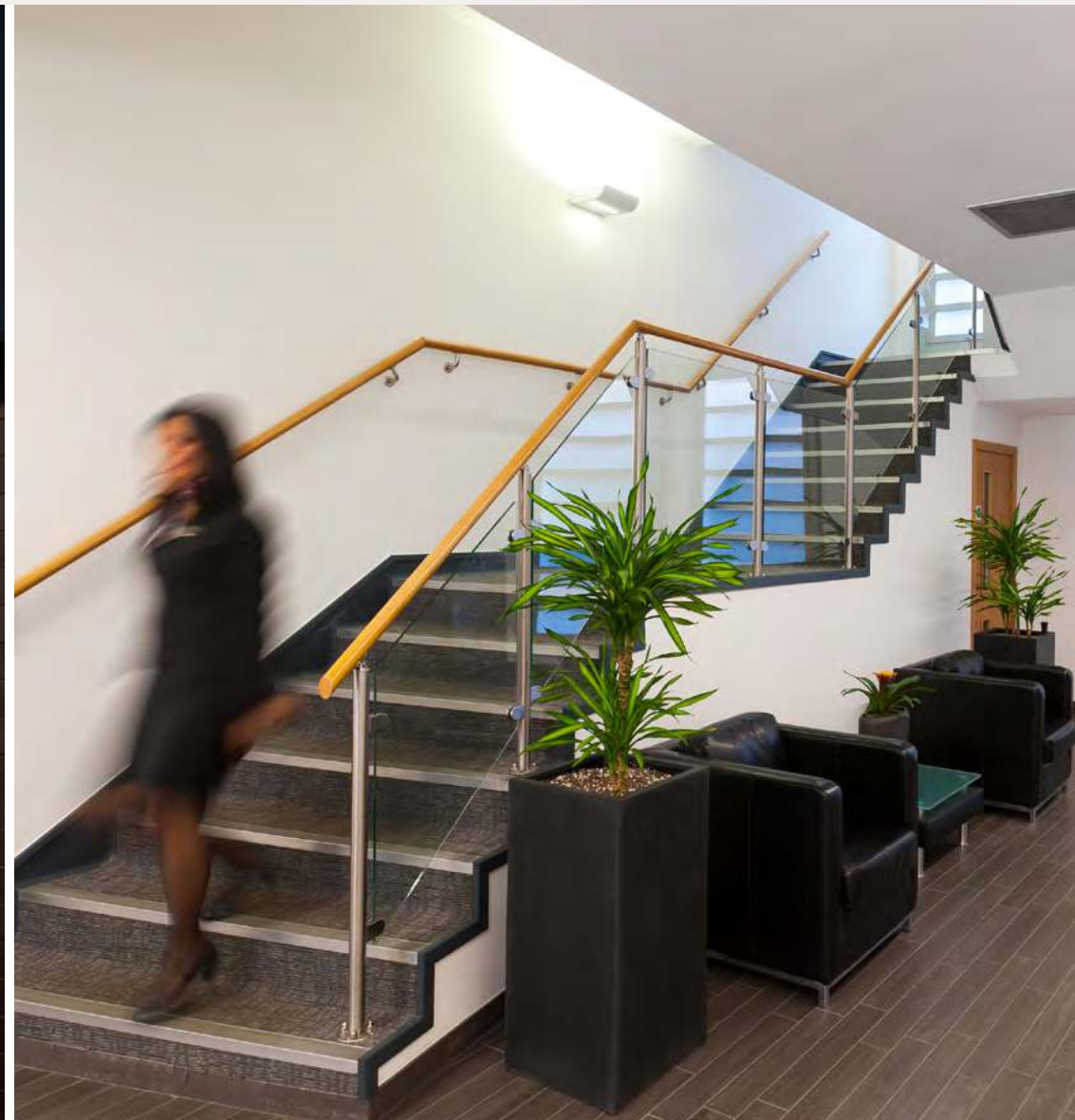
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Retail space at ground level of Faulkner House

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Generation Pop on New York Street



Philpotts on New York Street

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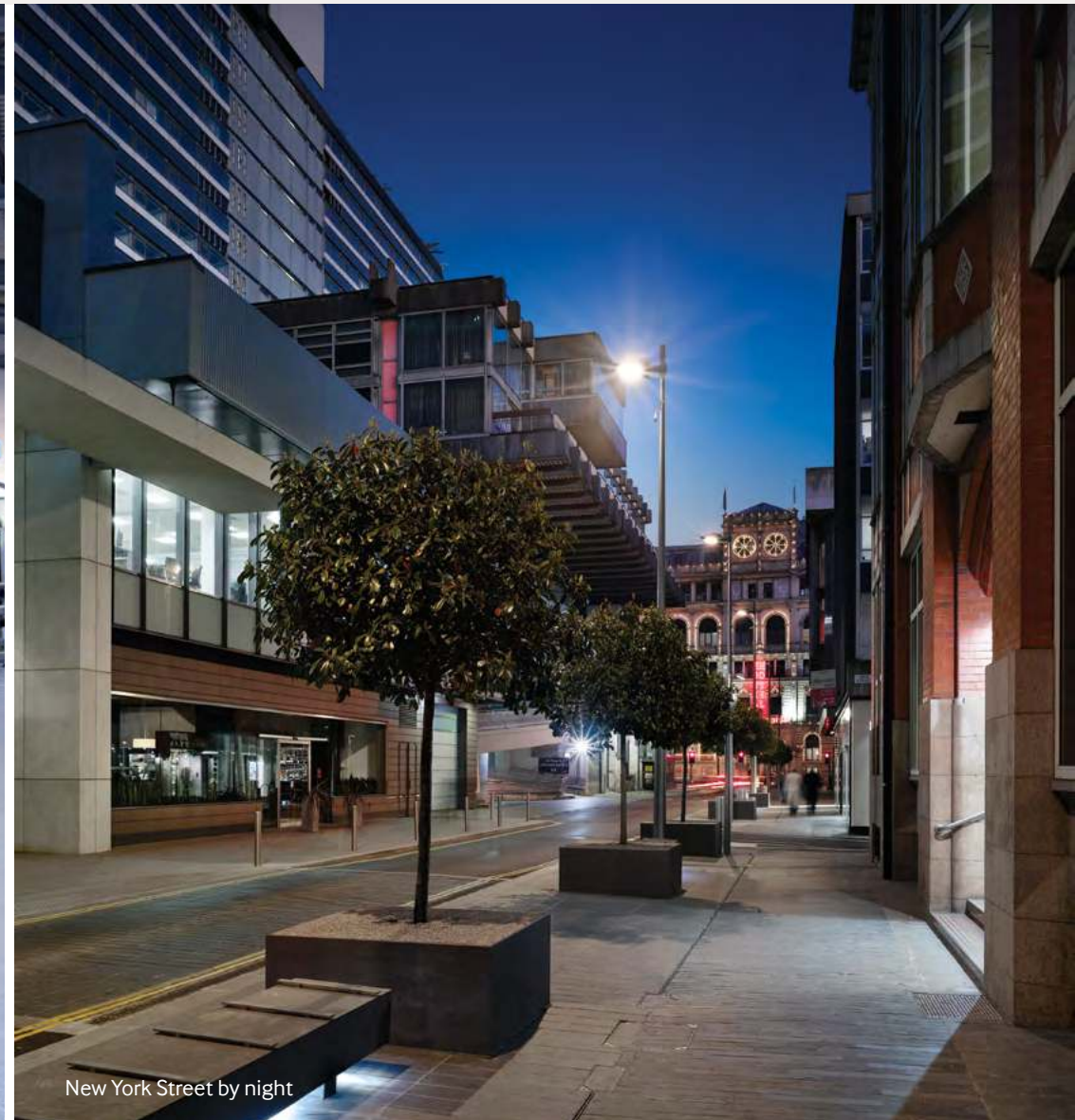
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The Gym on New York Street



New York Street by night

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Manchester Visitor Centre at Piccadilly Plaza

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Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed. At Bruntwood we own and manage over 101 properties in Manchester, Liverpool, Leeds and Birmingham. Whether you need a single desk for a day or a whole building for 25 years, we have the right solution to suit your business.

We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefits to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. We recognise that different businesses have different needs, so our portfolio has a range of property types that enable us to match businesses to the right environment for them to flourish. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

Talk to us today on 0161 233 7877.



101

TOTAL NUMBER OF PROPERTIES



6,035,000

TOTAL OWNERSHIP IN SQ FT



2,009

TOTAL NUMBER OF CUSTOMERS



10%

PROPORTION OF ANNUAL PROFITS  
GIVEN TO ARTS, CHARITY, CIVIC AND  
ENVIRONMENTAL ORGANISATIONS

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If you have an office requirement, no matter how large or small, please feel free to call **Bruntwood** on **0161 233 7877** and a member of our team will be happy to talk through your options with you.

Alternatively please visit [www.bruntwood.co.uk/faulknerhouse](http://www.bruntwood.co.uk/faulknerhouse) for further information.

This brochure is set out as a general guide and is not intended to form any part of a future contract.



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