

bruntwood
Works

South Central

11 Peter Street, Manchester M2 5QR



A heritage building in the heart of Manchester








Key features:

- On-site customer service team
- 24-hour building access
- DDA-compliant access
- Lift access x2
- On-site restaurant and bar
- Superfast Internet
- 25% off meeting rooms in our portfolio
- Business Lounge with refreshment station

City centre location, self-contained, with striking period features, a business lounge and a location that's two minutes from Manchester's corporate community in Spinningfields.

The site dates back to 1888 when it was originally a packing warehouse for John Stevenson & Sons Ltd called Central Buildings.

Today South Central is the perfect mix of a contemporary work environment and period character, and is a unique example of how Manchester's historical past has been transformed into a vibrant, modern and forward thinking home for business.

-  Superfast Internet
-  Break out spaces
-  Client facing lounge
-  Showers
-  Creative suite specification with original features



Business Lounge

Our business lounge is the hub of the building, and it's ideal for meetings, quick catch-ups, co-working or just for getting a bit of thinking space. We provide wifi, self service refreshments and charging ports so you can work here for as long as you'd like.

No ordinary address

From high-end shopping at Harvey Nichols, The Avenue and Selfridges to luxury dining and boutique cinemas, your staff will be in a great location to enjoy the best that the city centre has to offer.




Located on one of Manchester's liveliest streets, Peter Street in Deansgate is packed full of venues perfect for hosting big parties, office drinks or post-work socials. Think craft ales from Brew Dog serving small-batch and limited edition beers and craft pizza from Rudy's dishing up the best Neapolitan style pizzas right on your doorstep.

Next door to South Central you will find Albert's Schloss, a bavarian-style beer cellar offering traditional German food and pilsner beers on tap and in bottles. Revolution de Cuba, a Cuban rum and cocktail bar, is even closer to home and is located inside South Central so you'll always have access to the perfect escape after a busy day in the office.

Adjacent is the Grade II listed Great Northern Warehouse leisure complex - a lively leisure and shopping development with bustling bars, a cinema, a gym, 'Manchester 235' casino, numerous cafés and restaurants and an elegant landscaped public square.



The building is conveniently located next to a number of major transport links including a 3 minute walk to St Peter's Square Metrolink and 18 minutes walk to Victoria Train Station.

-  Bars & Cafés
-  Restaurants
-  Shops



Shopping & Leisure




- 1 Great Northern Warehouse
- 2 Odeon
- 3 Midland Hotel
- 4 Manchester Central
- 5 Manchester Opera House
- 6 Albert Hall
- 7 Hilton
- 8 Royal Exchange Theatre
- 9 Harvey Nichols
- 10 Selfridges
- 11 Everyman Cinema

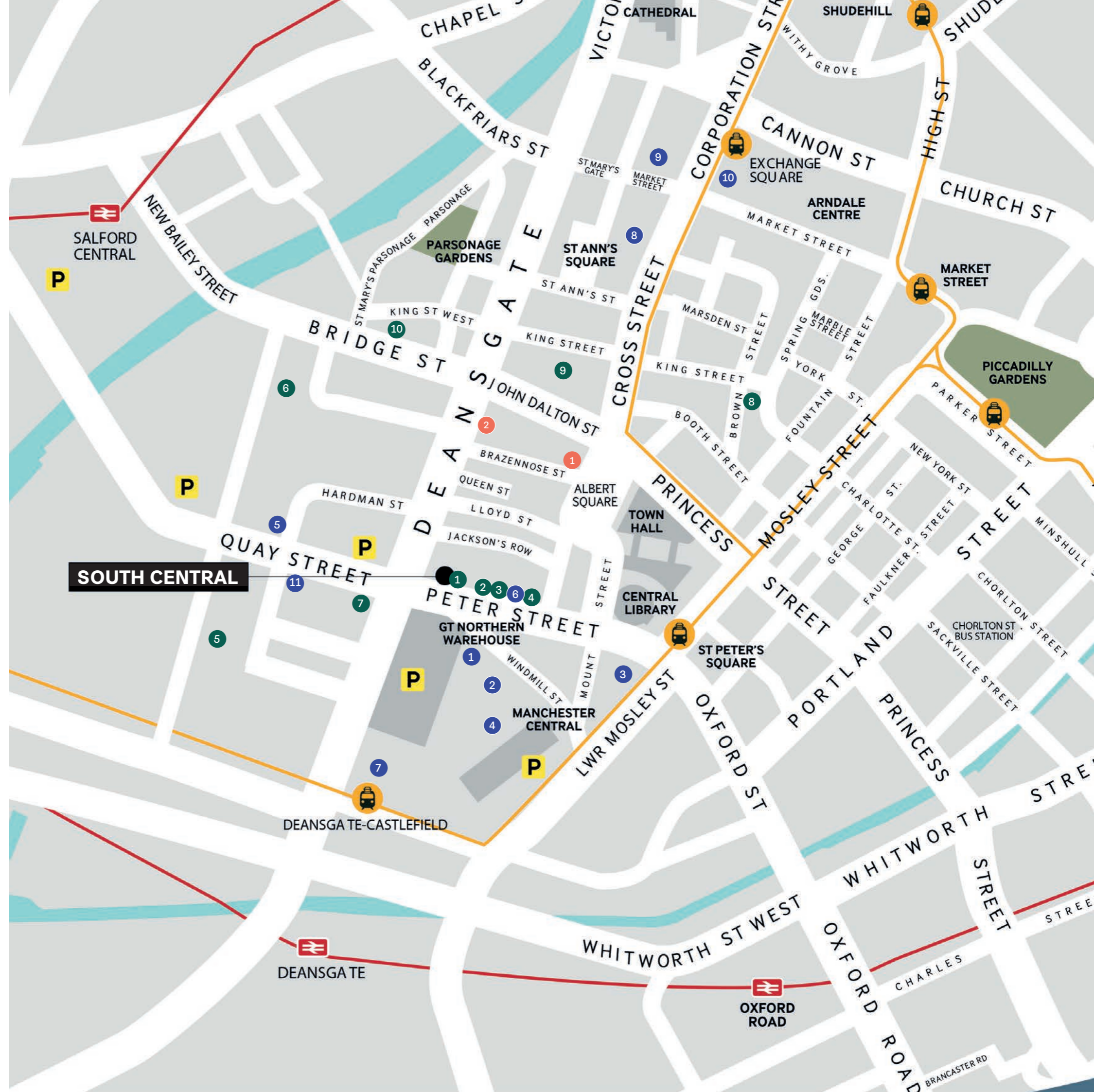
Eating & Drinking

- 1 Revolution de Cuba
- 2 Peaky Blinders
- 3 Albert's Schloss
- 4 Brew Dog
- 5 20 Stories
- 6 The Oast House
- 7 Starbucks
- 8 Flightclub
- 9 El Gato Negro Tapas
- 10 San Carlo

Bruntwood Works buildings

- 1 Union
- 2 Centurion House

-  Deansgate-Castlefield
4 min
-  Victoria
6 min
-  Piccadilly
7 mins



Wellbeing



At Bruntwood Works, we know it's often the little things that matter so we have provided a few extras to really help you settle in.



An exclusive discount of 25% off RESET by FORM for customers

Being based at South Central means you'll have access to the fitness studio at Union nearby.

There's bike storage, showers, towels, hair driers and straighteners plus clothes drying facilities so you'll have all the tools at your disposal for active commuting.

Bruntwood Works also works closely with Manchester's premier training brand, FORM, who offer yoga, spin, bootcamps and one-to-one personal training facilities across our buildings. The partnership is designed to make it easy for everyone to prioritise their health at work with discounted classes for the Bruntwood Works community and corporate wellness packages available too.



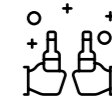
On-site showers



FORM Studio*



Wellness suite at Union



Community events







RESET by FORM @ Bloc

Suite 4A

Indicative floorplan

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.

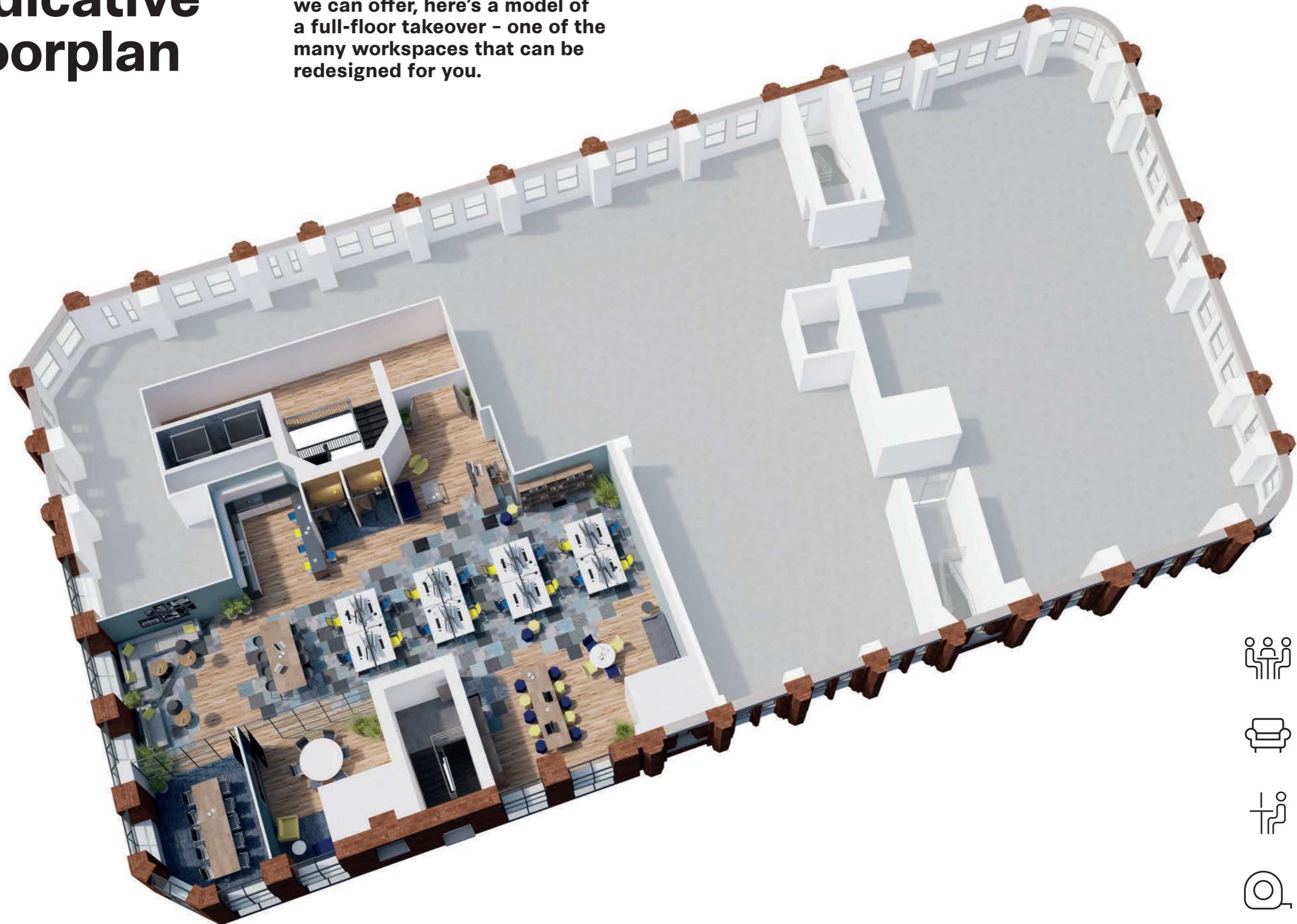



-  **5**
Meeting rooms
-  **10**
Breakout seating
-  **64**
Desks
-  **7,306**
Total space sq ft


Suite 4E

Indicative floorplan


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.



 **4**
Meeting rooms

 **5**
Breakout areas

 **20**
Desks

 **2,694**
Total space sq ft



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 Works 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 Works team.

Leased is ideal for:

Businesses of all sizes that want the flexibility of planning and managing their own office

Small businesses, scale-ups, large enterprises

Included as standard with Leased:

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 Works venue

Optional design and fit-out services

Free access to business support programme **Spark by Bruntwood Works**

The Collective membership

FREE
access to
business
support
programme
Spark

Key features



Flexible contract



Design your own space



Your own, private office



Made & Managed

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

FREE
access to
business
support
programme
Spark

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 Works venue
- 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
- Free** access to business support programme **Spark by Bruntwood Works**
- The Collective membership

Key features

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

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.

The Collective

Being part of the Bruntwood Works community gives you access to over 50,000 incredible people across Manchester, Liverpool, Cheshire, Leeds and Birmingham (including our own team).

This means that whatever you need - business advice, collaboration opportunities, someone to run that charity 5k with - it's likely someone with the skills or knowledge is only a chance kitchen encounter, an event, an introduction or a click away via our exclusive online platform.

Together, we live, work, learn and play in the places we proudly call home, coming together and collectively harnessing the power of partnerships to grow, collaborate and reach our full potential.

Our digital community

As well as being connected through our teams, events and business support, our exclusive online platform enables you to be connected to the wider Bruntwood Works community. You can have fun, collaborate, get to know your neighbours, find or list opportunities, join events, and take advantage of exclusive offers and experiences from Bruntwood Works retailers and partners - all at the tap of a finger.



Meet people

Expand your network by starting a conversation with people from all sorts of businesses and backgrounds. You never know where your new connections could take you.



Seek opportunities

You don't have to look far to find businesses and people who could be interested in the work you do and in collaborating with you. The help and support you need to grow and succeed could be just around the corner.



Explore events

There's a world of opportunity outside your workspace ready to be explored. Join a creative workshop, learn some new skills, or build your network at a business event and have some fun. Go see what's happening in your building and in your region.

Find out more at
collective.bruntwood.co.uk

**FREE
access to
business
support
programme
Spark**

If our customers thrive, so do our cities and so do we. We want businesses that start out with Bruntwood Works, to grow and scale with Bruntwood Works.



Business Support

Building solid partnerships is part of our commitment and desire to create successful environments for people to work in. The Spark Programme will bring together the resources, community and connections our customers need to reach their business goals.

To deliver our best in class Business Support offer, we are working with Regional Partners such as Alliance Manchester Business School as well as nationwide organisations such as Enterprise Nation.

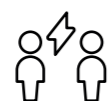
Throughout the year we will be delivering a mixture of in-person and online events across all of our regional cities.

Sparkling great ideas



Spark Webinars

Hear from industry experts on subjects relevant to your business, providing insightful knowledge for you to build on.



Spark Advisors

Exclusive to Bruntwood Works customers, you can access advisors, one-on-one, giving you tailored advice and practical support based on your needs.



Spark Connections

With over 40 years experience within our cities and 55,000 people based across our buildings, we have a wealth of customers and contacts to connect you with, so you spark a new connection.



The ultimate goal is to leave our towns and cities in a better place than we found them.

Net Zero Carbon

Committing to a sustainable future

We take creating sustainable environments seriously as we know that we can only fulfil our purpose of 'creating thriving cities' if we can deliver sustainable and environmentally-conscious spaces.

We were the first commercial property partner to sign up to the Green Building Council's Net Zero Carbon Commitment pledge, which aims for new buildings to be net zero carbon by 2030 and older buildings the same by 2050.

We are committed to leading the way with sustainability and we have a range of initiatives in place from waste disposal to using smart technology and using renewable energy to promoting sustainable transport, all with the aim of becoming a more sustainable business.

Our commitment to Net Zero Carbon is one of the reasons we're championing sustainable practices, and it's why we've created a specific set of science based targets to monitor our emissions.

The Carbon Trust helped us define these targets through a process that assessed global emissions, the emissions produced by the property sector, and how much of those emissions we are responsible for. Then, they can estimate how big that portion will be by 2050.

By putting our targets in place, we can monitor and improve our output more efficiently.

We've introduced other measures in the fight against global heating, too:

Smart buildings strategy

We're introducing algorithmic learning into our buildings. Sensors will gather data about heating, lighting and motion to help us use energy more efficiently.

Solar panelling

We already have solar panelling on many of our buildings, but we're stepping up our commitment to solar power by installing batteries to store energy for later use.

Waste processes

Our partnership with B&M Waste is the first step in diverting 100% of our waste from landfill.

Water audits

Reducing water usage saves energy, helping to lower carbon emissions. That's why our Utilities team has carried out water audits across the estate. So far, they've been able to save two Olympic sized swimming pools worth of water per month.

Riser adoption

We're transforming the way we use electricity in our buildings, using specialist risers and voltage optimisation. These measures help us regulate, clean, and condition the incoming power supply, leading to lower energy usage.

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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
or visit the website:

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bruntwood.co.uk/works

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