

# 5 New York Street



**bruntwood**  
Works



***Bruntwood Works blends work and lifestyle to create spaces that encourage interaction and create communities.***

**We are firmly embedded in our towns and cities, with a strong presence in the North West, Yorkshire and the Midlands.**

**Our workspace, retail and leisure is people driven, design led and socially responsible.**





# A landmark building with contemporary design

Moments from the hustle and bustle of the city lies 5 New York Street, a four-storey Grade-II listed building dating back to 1909, which has recently undergone an extensive makeover. The building offers high-specification flexible workspaces, while retaining many of its original features.



## Did you know?

5 New York Street formed part of the city's telephone exchange and beneath it lies an extensive network of tunnels that were kept secret during the cold war to protect the city's communication network in the event of a nuclear attack. Removed from the Official Secrets Act in 1968, the tunnels are still in operation today and cover an area of four miles.



# 3rd floor



The third floor at 5 New York Street is fitted out to an exceptional standard, complete with seven glazed meeting rooms, power and data, kitchen and self-contained toilets.

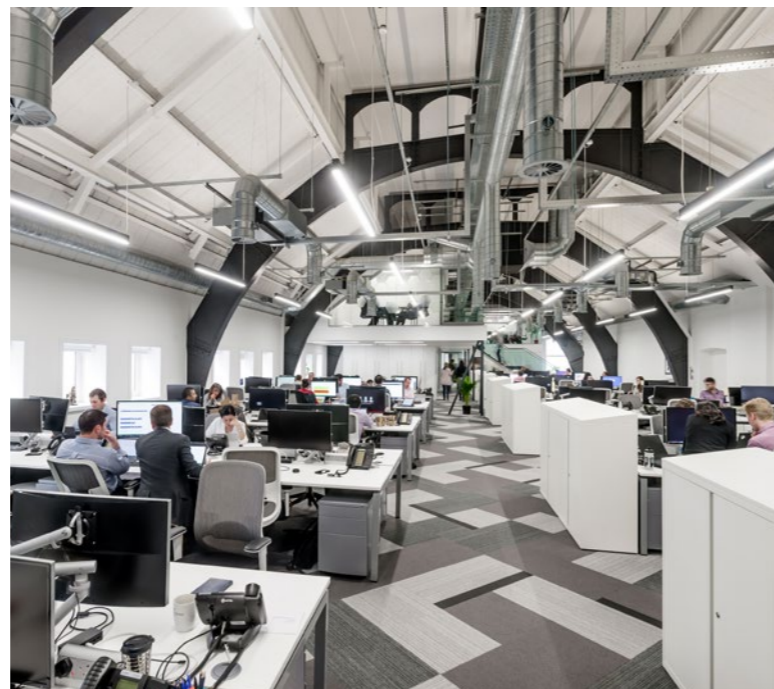
The third floor suite benefits from significant floor-to-ceiling height with the addition of a mezzanine level, where a number of the meeting rooms are located. The specification of this suite is of a creative nature with a fully exposed air conditioning and lighting system.



10,002 sq ft



360 tour









# 3rd floor

## Indicative floorplan



**10,002**  
Total space sq ft



**104**  
dedicated workstations



**7**  
Meeting rooms



**1**  
Reception & lounge



**1**  
Coffee counter



**1**  
Kitchen & dining area



**2**  
Theatre-style presentation areas



**4**  
Breakout booths



**3**  
Private study booths



**2**  
Phone booths



**WC**  
Self-contained toilets



**Dedicated Comms Room**

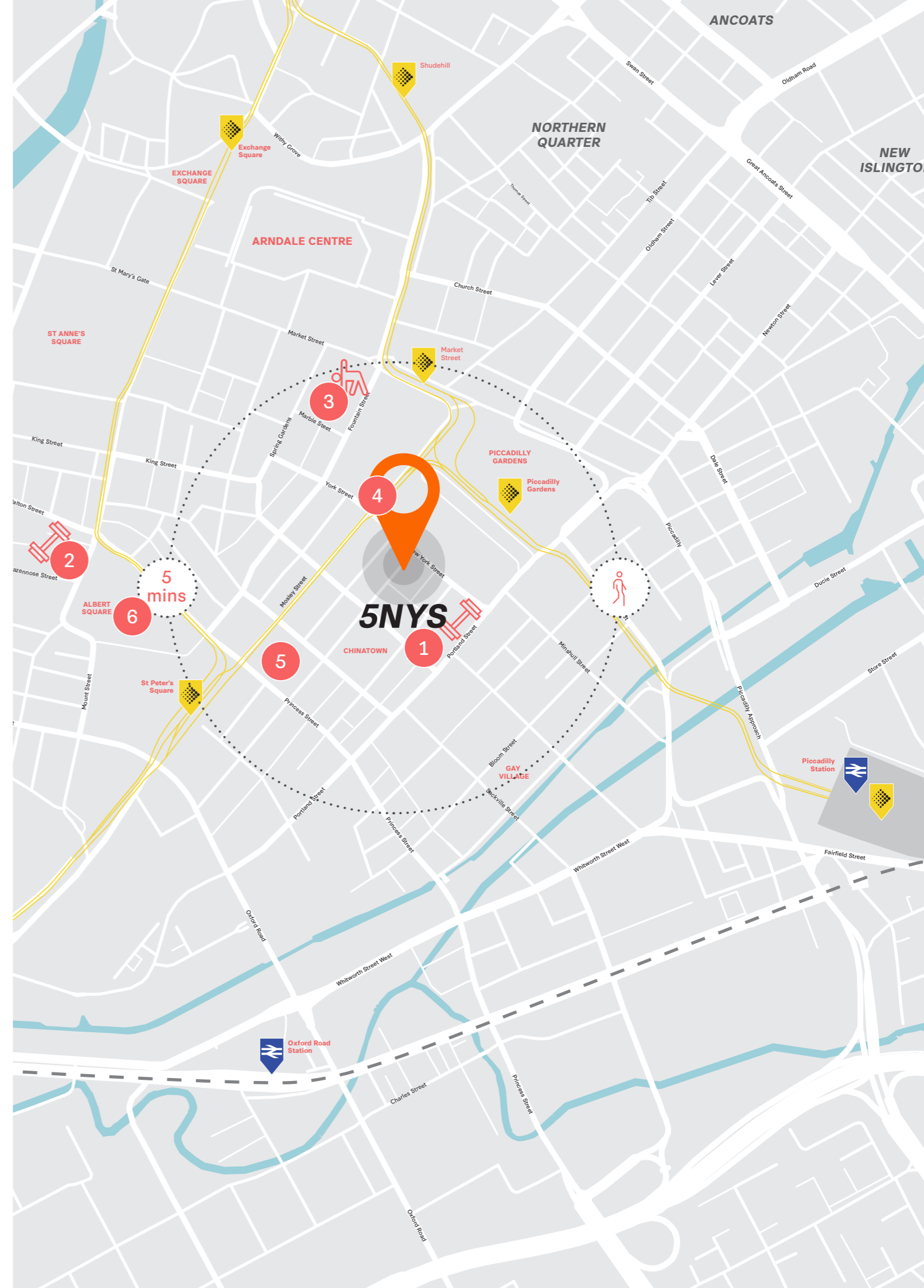


# Working in the heart of the city

With 5NYS as your base, you can enjoy all that Manchester city centre has to offer.

5NYS couldn't be better connected, with one of the city's main bus and tram hubs on its doorstep.

Piccadilly mainline rail station is just a 5-minute walk away, with hourly connections to London that take just over 2 hours and regular connections across the rest of the country.





Popular eating and drinking neighbourhoods such as the Northern Quarter and Chinatown are also within easy walking distance.

- 1 Bruntwood - NEO
- 2 Bruntwood - Union
- 3 Bruntwood - Bloc
- 4 The Alchemist
- 5 Manchester Art Gallery
- 6 Manchester Town Hall

  
Piccadilly Station  
5 min

  
Piccadilly tram stop  
2 min

  
Northern Quarter  
5 min

  
Arndale Centre  
5 min





# 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

**Key features**

		
Your own, private office	Design your own space	Spark Business support





# 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.

**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**

-  Choose layout
-  Colour options
-  Choose fit-out



# Wellbeing & amenity



Pictured: Studio amenities available at Union

**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.**

Bruntwood Works customer discount available at:



\*Available for 5NYS customers at Union, Neo and Bloc.

Customers at 5NYS can enjoy the building's cycle storage and shower facilities, allowing for a healthy commuter routine. What's more, customers can access studio facilities at nearby buildings Bloc, Neo and Union, perfect for slotting a workout into your working day.

With bike storage, showers, towels, hair dryers and hair straighteners plus drying facilities on-site you'll have all the tools at your disposal for active commuting.



Bike racks



Showers



Studio access\*



Bike lockers



Community events



Secure onsite parking



***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.



# Sparking great ideas



***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.



## **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.

**Spark**  
by **bruntwood**  
Works



# 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.brunwood.co.uk](https://collective.brunwood.co.uk)





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