



# A Neo way of working

Flexible and collaborative workspace  
for the way you work today.

bruntwood

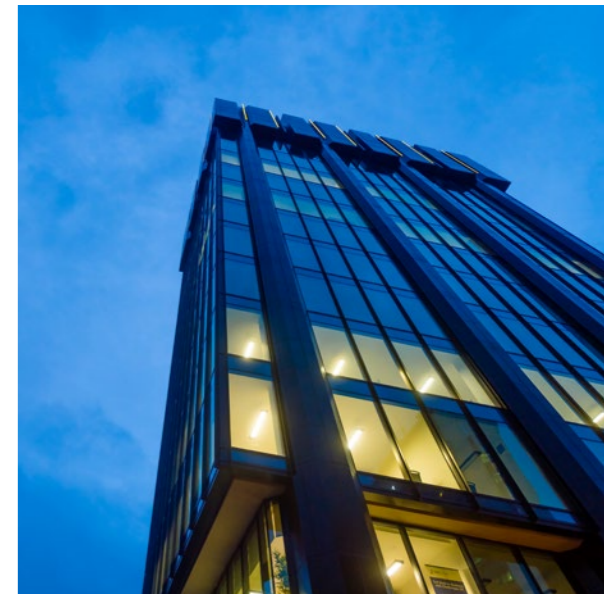


# A Neo discovery

Standing proud at the heart of the city centre, Neo is a reinvention of a Manchester landmark that offers stimulating and collaborative workspaces for the way we work today.

For businesses to be successful in the modern world, they need to be both inventive and agile, embracing the benefits of social interaction, collaboration and coworking. These principles are fundamental to the design and development of Neo.

From the communal lounge and roof terrace to the digital art space in the foyer, the whole Neo concept has been created to encourage growth and development in businesses of all shapes and sizes.



# A Neo community

**Shared social spaces sit at the heart of the Neo community, spaces that encourage people to connect and communicate, adding to the productivity and enjoyment of everyday working.**

Soft spaces, quiet spaces, social spaces, concentration spaces – all of these are essential elements for businesses that want to work a little bit differently. At Neo you can hold an informal meeting, share ideas, or have time to think and consider in peace and quiet away from your desk. An expansive shared roof terrace provides a perfect space for events and networking as well as grabbing a breath of fresh air. Or you can step outside to host a meeting in one of the private meeting room pods or the adapted Jaguar Land Rover.

The social spaces at Neo are brought to life with a programme of events curated by the Neo community manager, with input from Neo customers and special guests. The aim is to create the right environment for you to meet with other members of the Neo community, exchanging ideas and experiences.

A digital art space on the ground floor hosts changing exhibitions from emerging and established digital artists, adding a creative talking point for Neo's culture and community.





# Neo kinds of space

At Neo you can choose from a variety of different working environments to best suit your needs, whatever stage you are at in your own business evolution.

The coworking space on the first floor is surrounded by social spaces, including a lounge, kitchen and an open-air roof terrace. On the second and third floors, characterful individual studio spaces can accommodate from 2 to 10 people, with all the services you need to get you started. And on the upper floors you can define your own workspace in sizes ranging from 1,200 to 4,500 sq ft.

Floor	Type of space	Size / number of people
1	Coworking	12 desks occupying a shared space
1	Hot desking	Pick a seat in any Bruntwood lounge
2	Studios	10 studios varying in size to accommodate 2-8 people
3	Studios	14 studios varying in size to accommodate 2-10 people
7	Studios	10 studios varying in size to accommodate 4-22 people
4-6 8-12	Workspaces	Individual floors of 4,500 sq ft which can be subdivided down to a minimum size of 1,200 sq ft

## Included as standard:

24 hour building access

Full air-conditioning

Bicycle store

Showers and changing facilities

Shared roof terrace

Communal lounge and kitchen area

Programmed events and activities

Dedicated community manager

Wellness room with FORM exercise classes

Customer steering board

Discount at 'The Gym' accessible from the terrace

Range Rover meeting room

# What's on offer?

Whether you're looking for a small all-inclusive office with a short term lease or a large suite where you can really make your mark, we can create a space that works for you.

## Coworking

Our coworking spaces, give you the ultimate in high-quality, flexible workspace. Simply choose from hot desk or dedicated desk options in vibrant environments to power your productivity.

### Ideal for

Freelancers

Start-ups

Mobile workers

### What's included

Hot desking or dedicated desk options

Access to superfast WFI

Refreshments

Private call booths

Discount on Bruntwood meeting room bookings

Dedicated desk options come with 24/7 building access and the ability to use all lounges in the Bruntwood network.

## Serviced office

A serviced office provides maximum flexibility. With a simple pay per desk rate and sign-up for as little as six months, as your needs change so too can your office. Whether you need private space for two people with all the advantages of a professional support team, or a larger space to expand for a temporary period, serviced offices are the solution.

### Ideal for

Companies 2+

Entrepreneurs, Start-ups and SMEs

Short term space needs from project teams to swing space

Satellite offices

### What's included

Private office

Simple per per desk pricing

24/7 building access

Discount on Bruntwood meeting room bookings

Services included in rent: cleaning, internet/telephone services, communal kitchen, lounge access.

Natural light





## Made & Managed

We take hassle out of managing your office and let you put the focus back onto running your business. We design, create and fully manage your offices, all for a single monthly fee. You select a bespoke package of services and a fit-out that is reflective of your brand and personalised to the way you work. We help you manage these costs so that you don't have a huge upfront investment to get your office up and running.

### Ideal for

Companies from 20+

SMEs, entrepreneurs

Ready to move in (turnkey) requirements

Short term space needs from project teams to swing space

Satellite offices

### What's included

Private office

24/7 building access

Discount on Bruntwood meeting room bookings

Build a bespoke package of services such as: cleaning, internet/telephone services, facilities management etc.

One single bill covering rent and services

A personalised fit out designed and project managed by a team of Bruntwood experts with no upfront capital cost.

## Leased office

Lay the foundations for success and make your space your own with a Bruntwood leased office. Our flexible leases in landmark office buildings help you to choose the strategy that's right for your organisation. A leased office is perfect choice for the organisation that likes to take full control from the design and fit-out to your additional operational services.

### 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

### What's included

Run your office your way with the flexibility to add on an optional design and fit-out from Bruntwood.

Private office

24/7 building access

Discount on Bruntwood meeting room bookings



# Meeting rooms

**Our meeting rooms at NEO provide a welcoming and professional setting for a range of events.**

The meeting and conference spaces are centrally located to Manchester City Centre, available from just one hour upwards and can accommodate up to 22 delegates.

Refreshments are included and our on-site team will be happy to help with recommendations for catering requests.

Room	Number of People
1A	4
2A	4
2B	10
Small terrace pod	6
Large terrace pod	10
Range Rover	4

To mitigate your business costs all of our meeting rooms in NEO are complimentary and booked via our online portal.

Bruntwood customers also receive a 25% discount on meeting room hire at our other locations in the city.

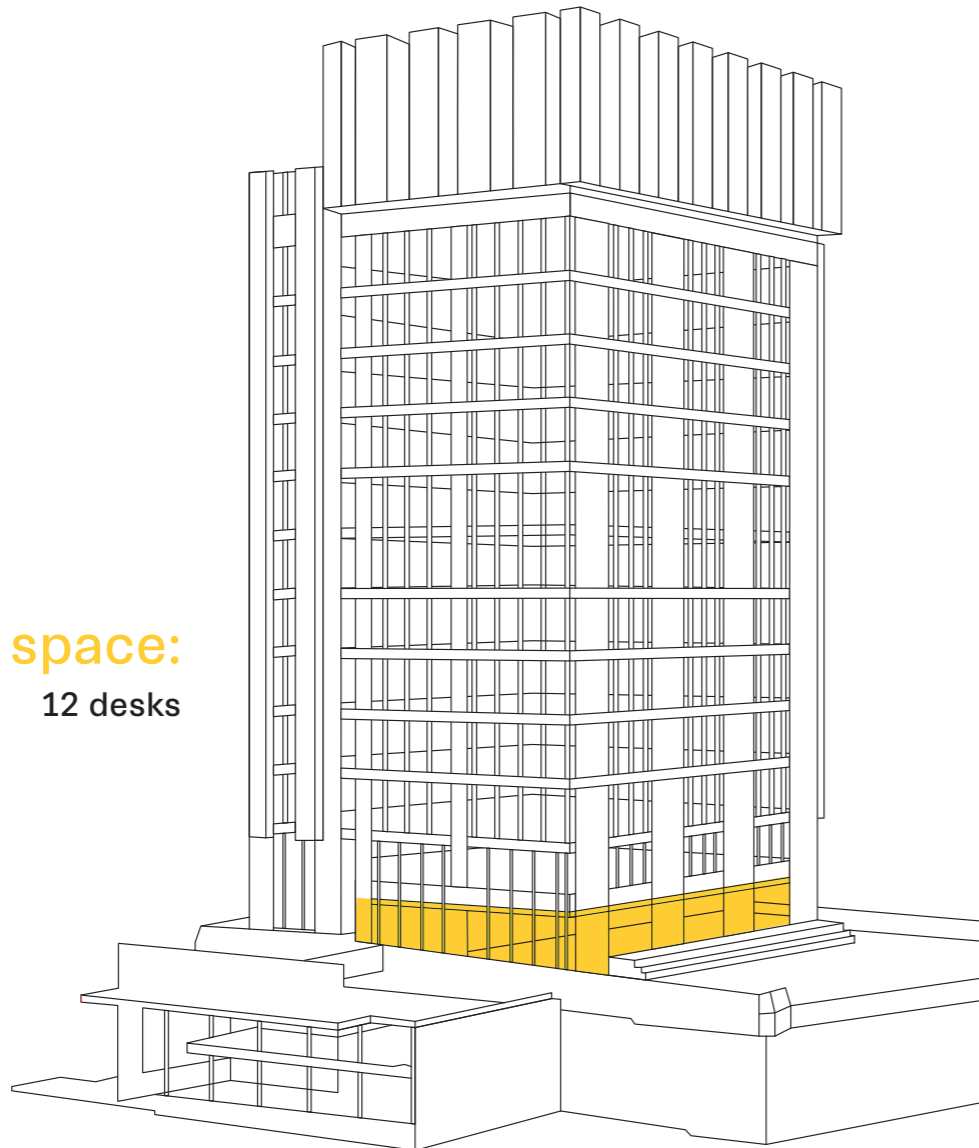
# Take your seat

Take a desk in Neo's coworking space and you get everything you need for your own activities plus the chance to grow and develop alongside other like-minded individuals.

Located on the first-floor, you'll also be at the heart of Neo's shared spaces with direct access to the communal lounge, kitchen and roof terrace.



Coworking space:  
12 desks







# A shared ecosystem

The studio spaces at Neo provide an advanced ecosystem for executive teams and smaller businesses to thrive.

With natural light and open plan spaces, Neo studios are suitable for 2 to 22 people, and come packaged with all the services you need to hit the ground running, including furniture and hi-speed connectivity. Simple and flexible lease terms mean that you can evolve your space as your business grows and your needs change.

Meet like-minded businesses in the corridors and shared kitchens and meeting spaces, or mingle with the wider community through use of the roof garden, communal lounge and the building-wide activity programme.



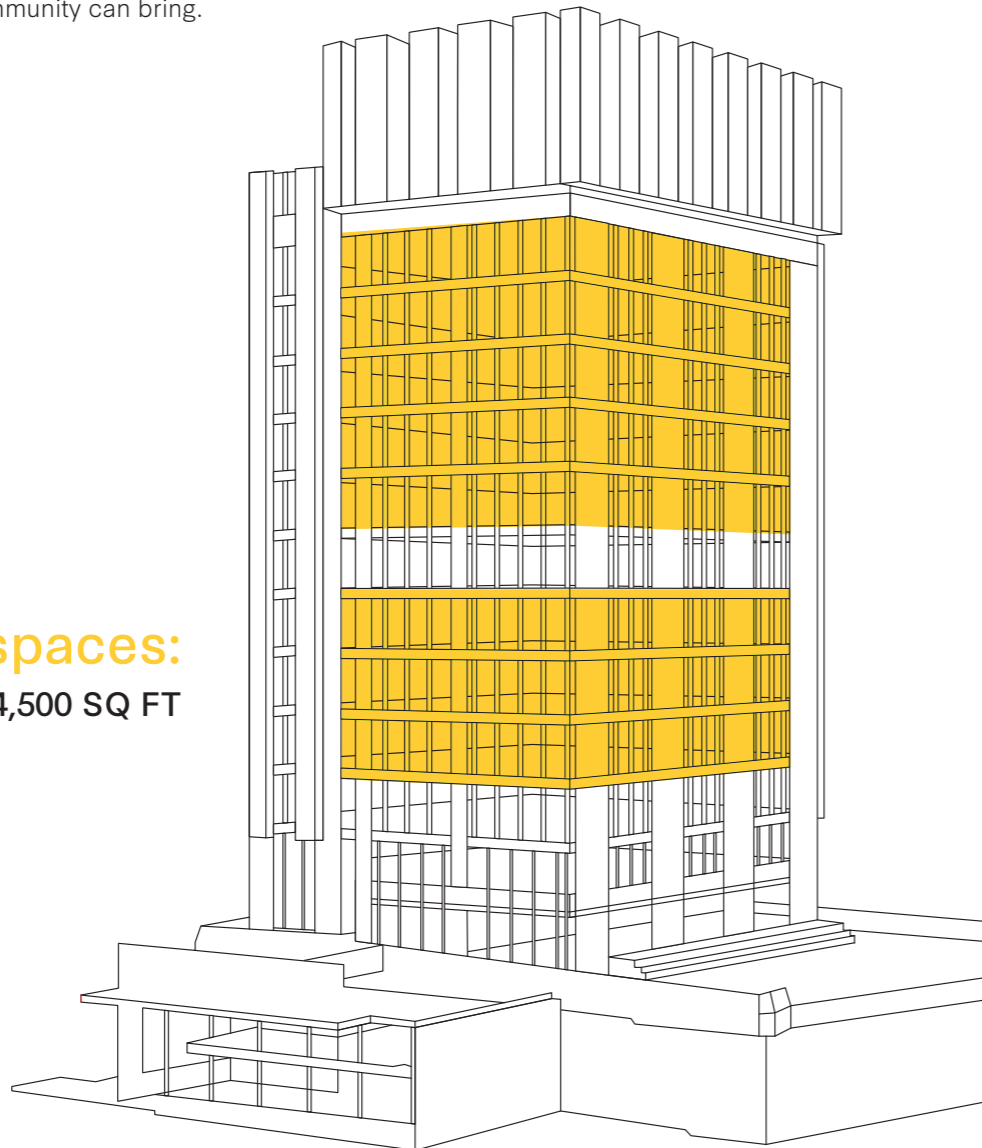
**Studio spaces:**  
24 studio spaces varying in size  
to suit 2-22 people

# Make yourself at home

On Neo's upper floors you can turn your workspace ideas into reality, creating an environment that is as individual as your business.

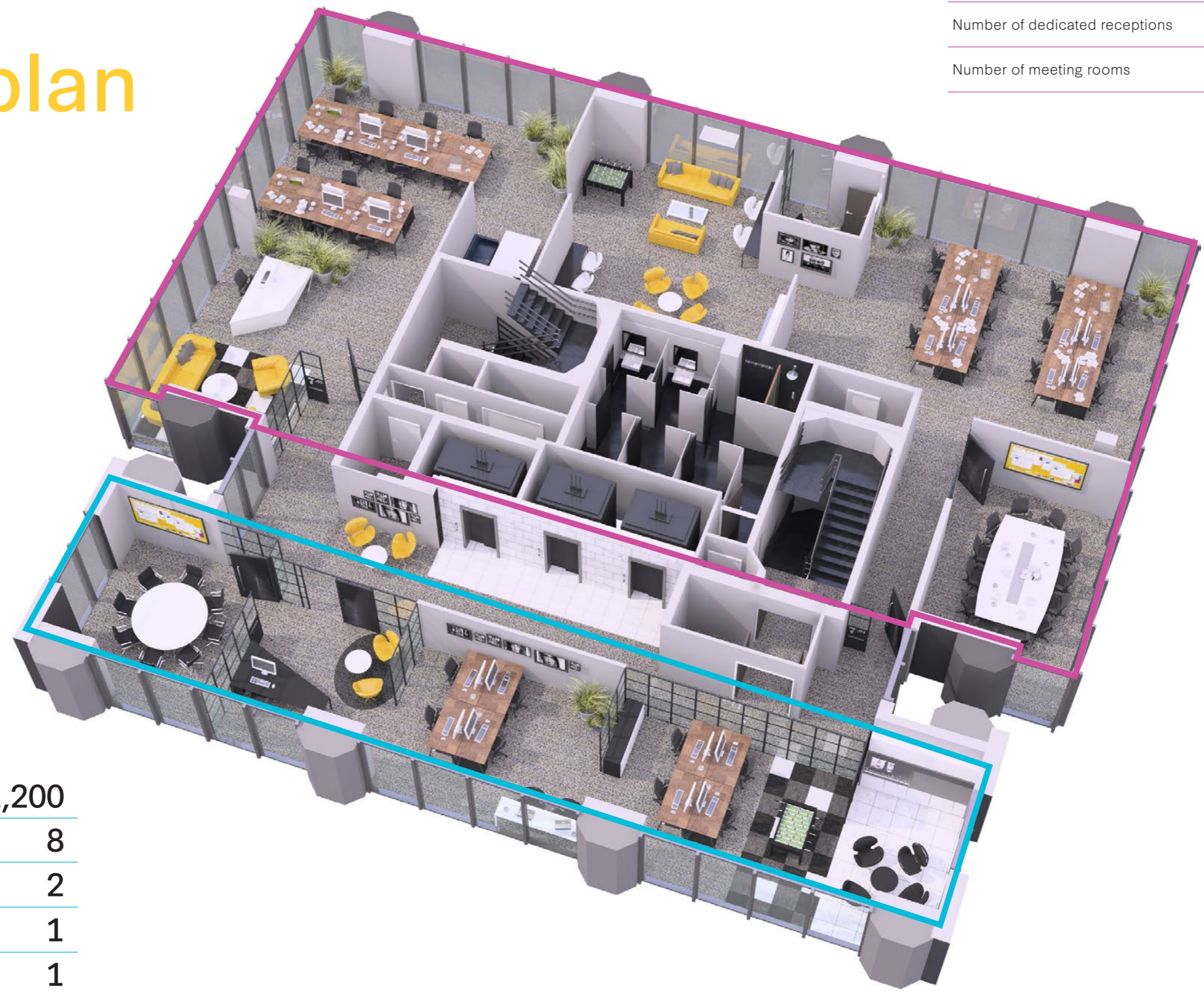
We can help you breathe a breath of fresh air into your space, bringing your brand to life and energising your team. From smaller spaces to multiple floors, you can enjoy your own tailor-made, self-contained space and still take advantage of all the benefits that a shared collaborative workplace community can bring.

**Workspaces:**  
1,200 TO 4,500 SQ FT





# Indicative split floorplan



Total space in sq ft	2,800
Number of workstations	26
Number of dedicated receptions	1
Number of meeting rooms	1

Total space in sq ft	1,200
Number of workstations	8
Number of meeting rooms	2
Number of dedicated receptions	1
Number of presentation rooms	1

# Indicative full floorplan

Total space in sq ft	<b>4,732</b>
Number of workstations	<b>38</b>
Number of meeting rooms	<b>3</b>
Number of dedicated receptions	<b>1</b>



# Working in the heart of the city

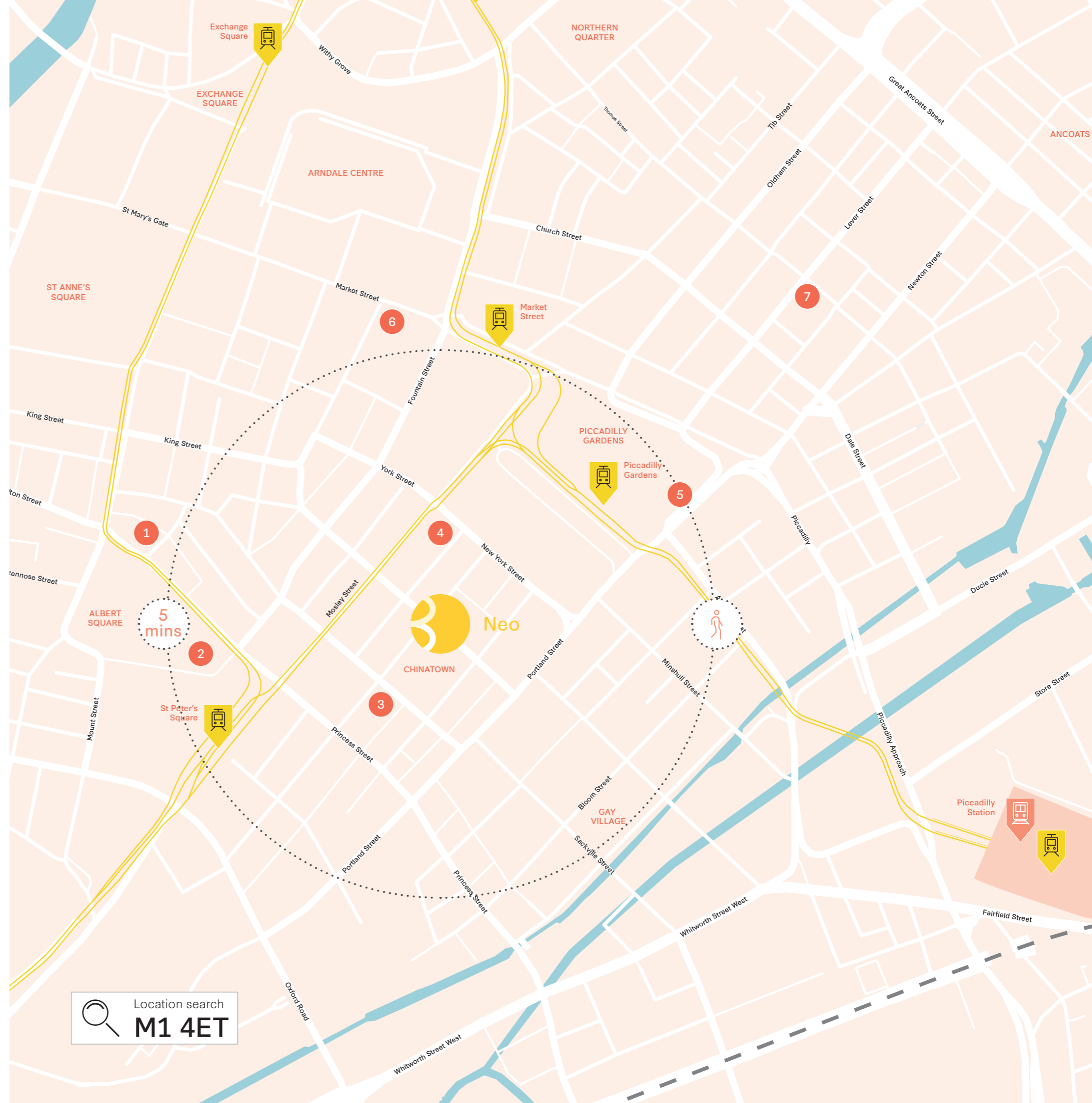
With Neo as your base, you can enjoy all that Manchester city centre has to offer.

Neo 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. Piccolino
2. Town Hall
3. Manchester Art Gallery
4. The Alchemist
5. Pizza Express
6. Tesco Metro
7. Ply



# Wellness

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

Our secure bike storage and shower facilities on every floor enable you to blend exercise with your work schedule by encouraging active commuting.

Neo also has a fitness studio in the basement offering class-based workouts from FORM and Neo customers get a discount at 'The Gym', which can be accessed from the roof terrace, making it easy to squeeze a workout into your lunch-time



# The bruntwood Collective

We know that a lot of your time is spent at work, so you want to make sure you're working from a stimulating and collaborative space.

And you don't just need that from your day-to-day office base. It can be the spaces, the buildings and the places around you. We can connect you to people and businesses throughout your building, your city and beyond.

We're creating vibrant communities across our buildings for you to join and enjoy; helping you, your colleagues and your business to thrive.

Take part in a wellbeing workshop or yoga class, devour some tasty treats at a FIKA for a midday pick me up, or immerse yourself in the lively city around you with access to innovative arts performances. We've got an extensive events programme providing business support and connecting you to like-minded organisations within our wide network across Manchester, Cheshire, Leeds, Liverpool and Birmingham.

And it's simple to join. You can access all of this and more through The Bruntwood Collective digital community.

## Meet - People

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

## Seek - Opportunities

You won't have to look far to find businesses and people who will be interested in your work and keen to collaborate. The help and support you need to grow and succeed could be just around the corner.

Join now at: [collective.bruntwood.co.uk](https://collective.bruntwood.co.uk)

## The Bruntwood Collective

The Bruntwood Collective is your exclusive online gateway that enables you to connect and collaborate with the community within your building and up to 50,000 customers across the entire Bruntwood group.

By signing up, you'll be able to meet a network of innovative and interesting people, seek opportunities to support you and your business, explore events taking place across all our regions and get access to experiences and competitions across the north and the midlands.

## Explore - Events

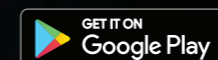
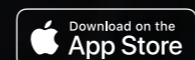
There's a world of opportunity right outside your workspace and it's ready to be explored. Join a creative workshop, learn a new skill, or build your network to help grow your business. Go and see what's happening in your city and beyond.

## Thrive - Together

Download the app on iOS and Android stores by searching 'Bruntwood', or visiting [collective.bruntwood.co.uk](https://collective.bruntwood.co.uk)

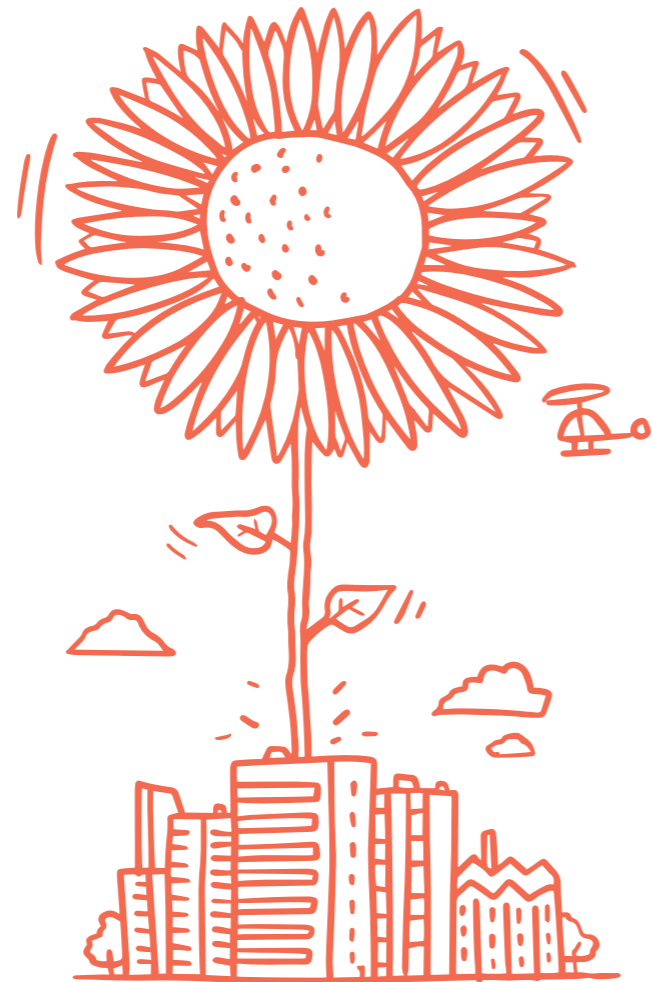


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# Creating Thriving Cities



A family-owned and run business, Bruntwood has been in existence for over 40 years, with a single-minded focus on creating the right places and spaces for businesses of all shapes and sizes to flourish. Whether it's a single desk for a day, or a whole building for 25 years, Bruntwood prides itself on not just meeting but exceeding its customers' needs.

With an unrivalled track record in developing and managing properties across the UK's regional cities, Bruntwood believes in acting as your property partner, not your landlord. Flexibility, sustainability and leaving places better than we find them are all part of our core values.

Everywhere we operate you will find that Bruntwood is always actively involved in the life and wellbeing of our communities. Every year, we contribute 10% of our profits to charitable causes, from sponsoring and encouraging cultural activity to supporting programmes that help people of all ages get more out of life.

Our philosophy is simple: for our business to be a success we need our customers to be successful and the cities where we operate to be successful too. That's why we're good people to do business with.



**1.8m**

Sq ft of development planned 2017-2020



**£1.01bn**

Value of Bruntwood portfolio



**£1.5bn**

Gross value of development pipeline



**8.6m**

Total ownership in sq ft



**3,017**

Total number of customers



**4.1m**

Total sq ft in Manchester city centre

“Everything we do relates back to our core purpose: Creating Thriving Cities.”

– Chris Oglesby



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**[bruntwood.co.uk](http://bruntwood.co.uk)**



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