

Bloc

MANCHESTER

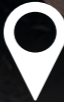


A Bruntwood Works Pioneer
Space to innovate the everyday

bruntwood
Works



**Every
aspect
of Bloc is
focused on
wellness.**



A Bruntwood Works Pioneer
Space to innovate the everyday

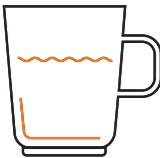
Bloc: A Bruntwood Works Pioneer

Bruntwood Works Pioneer buildings are the future of workspace design and innovation - the buildings of tomorrow, today.

Each site's forward-thinking spaces offer individuality and flexibility, along with unique events and retail offerings. They create the perfect place for our communities of vibrant businesses to connect.

You'll find bespoke designs at each location, all based on six key themes - amenity, art, biophilia, sustainability, wellness and technology.

Six key themes of Pioneer



Amenity



Biophilia



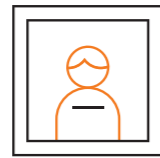
Technology



Wellbeing



Sustainability



Art



Bloc



A work & wellness oasis

Bloc has been carefully considered to boost customers' mental and physical wellbeing. This biophilia-filled building is an urban oasis right in the heart of Manchester.

Stimulate your mind in the event space or explore our community to connect with other ambitious professionals and share ideas.

Energise your body in the state-of-the-art basement yoga studio that hosts an expansive selection of fitness classes. You can even rest and rejuvenate in our sleep pod and chill-out areas, which offer the opportunity for a time out when you need it the most.



With different spaces to suit your working style, a motivated community and a responsive environment, Bloc will support and inspire you, and your business, every step of the way.



Every aspect of Bloc is focused on wellness

Every business has different needs and aspirations and they rarely stay the same; they grow, expand, merge and develop.

At Bloc, our range of flexible, adaptable workspaces mean we can react to your businesses needs as and when they happen.



^ Sleep pod

Wellness

Relaxation room with comfortable seating and chromotherapy

An abundance of planting throughout the basement and ground floor. Biophilia increases oxygen levels and promotes improved mental health

External green wall

Independent cafe by Trove, serving locally sourced food and drink

Sleep pod in the basement

A reverse vending machine for recycling

Brand new showers, cycle store and changing facilities

Air quality monitoring and control

State-of-the-art yoga studio by FORM

The Collective room, in the basement, will allow us to host a range of additional pop up services in the building



No matter what your working style may be, we can tailor a workspace solution that will fully support your business as your needs change and your company flourishes. Not only that, our communal spaces and breakout areas provide alternative work environments, and countless opportunities to make new business connections, all within beautifully-designed and thoughtfully-crafted surroundings.



^ Independent cafe by Trove

Bringing balance to your everyday



Technology

Wi-Fi 6 technology which provides increased performance, higher capacity and improved power efficiency

Building management systems and sensor technology to support the efficient use of the mechanical and electrical systems

Sensor data analysis on elements such as occupational patterns and air quality

Communal areas have a range of charging points to support customers free movement across all spaces

IoT protocols that allow for new ways to drive building efficiency and develop insights

Location services that provide locations of mobile devices within a building while maintaining personal privacy and translating into actionable business intelligence

Seamless connectivity - allowing free movement of devices between buildings that have an Aruba wireless solution installed

Screening room with high spec screen and audio

^ Screening room

We understand the importance of people. A happy, healthy workforce is the key to ensuring the productivity and prosperity of your business. That's why we have designed Bloc with people in mind.

Every environment within its walls has been created to consider the wellbeing of its inhabitants, with green and growing spaces throughout, a basement fitness studio, even sleep pod and chill-out areas for those times when you need to recharge your

batteries. The wellness of you and your employees is always the focus at Bloc, so you can be sure that you and the team around you are able to work to your full potential - with peace of body and mind.

Bloc

**Bloc is home to
18,000 plants**





The Dog House

As part of this transformation, there is also an ambition to open the UK's first bespoke BrewDog hotel. Planning has been submitted to Manchester City Council for an 18 bedroom 'Beer Hotel' to open above the bar in summer 2021. The BrewDog DogHouse Manchester will combine a memorable hotel experience with amazing craft beer.



BrewDog

BrewDog have announced plans to transform the Fountain Street side of Bloc with the opening of a new bar and restaurant. This will be BrewDog's third Manchester site.

They will be transforming the ground floor, creating a 3,500+ sq ft bar and restaurant featuring a large outdoor terrace with an incredible 28 taps of fresh draft beer.



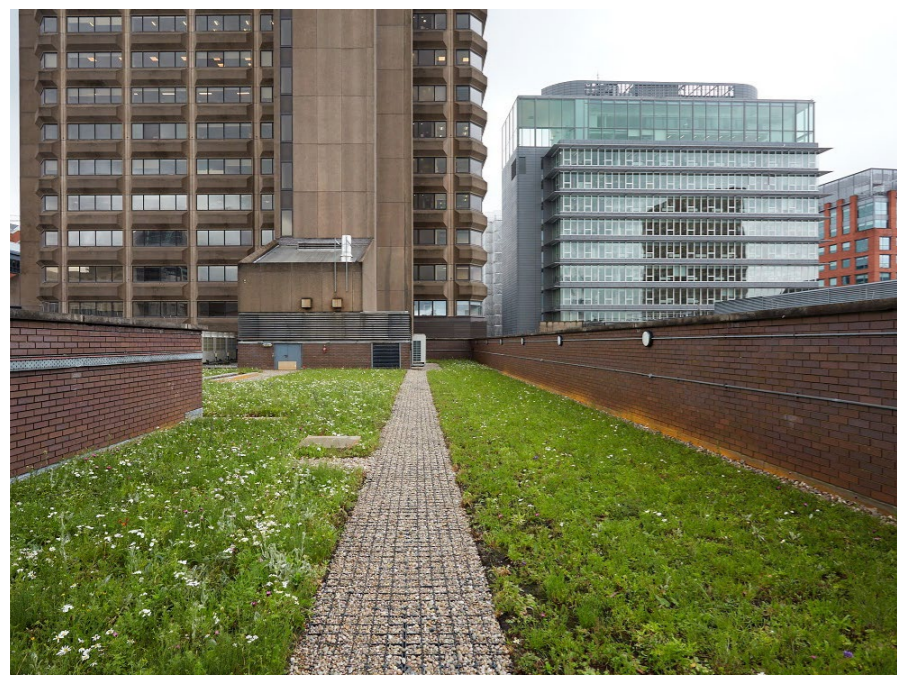
Helping the city's ecosystem thrive

Work has started on the installation of a ground-breaking climate and water resilience research roof at Bloc.

Funded by United Utilities, the 'blue-green' roof has been designed to develop greater understanding of how new construction and data technologies will help cities and

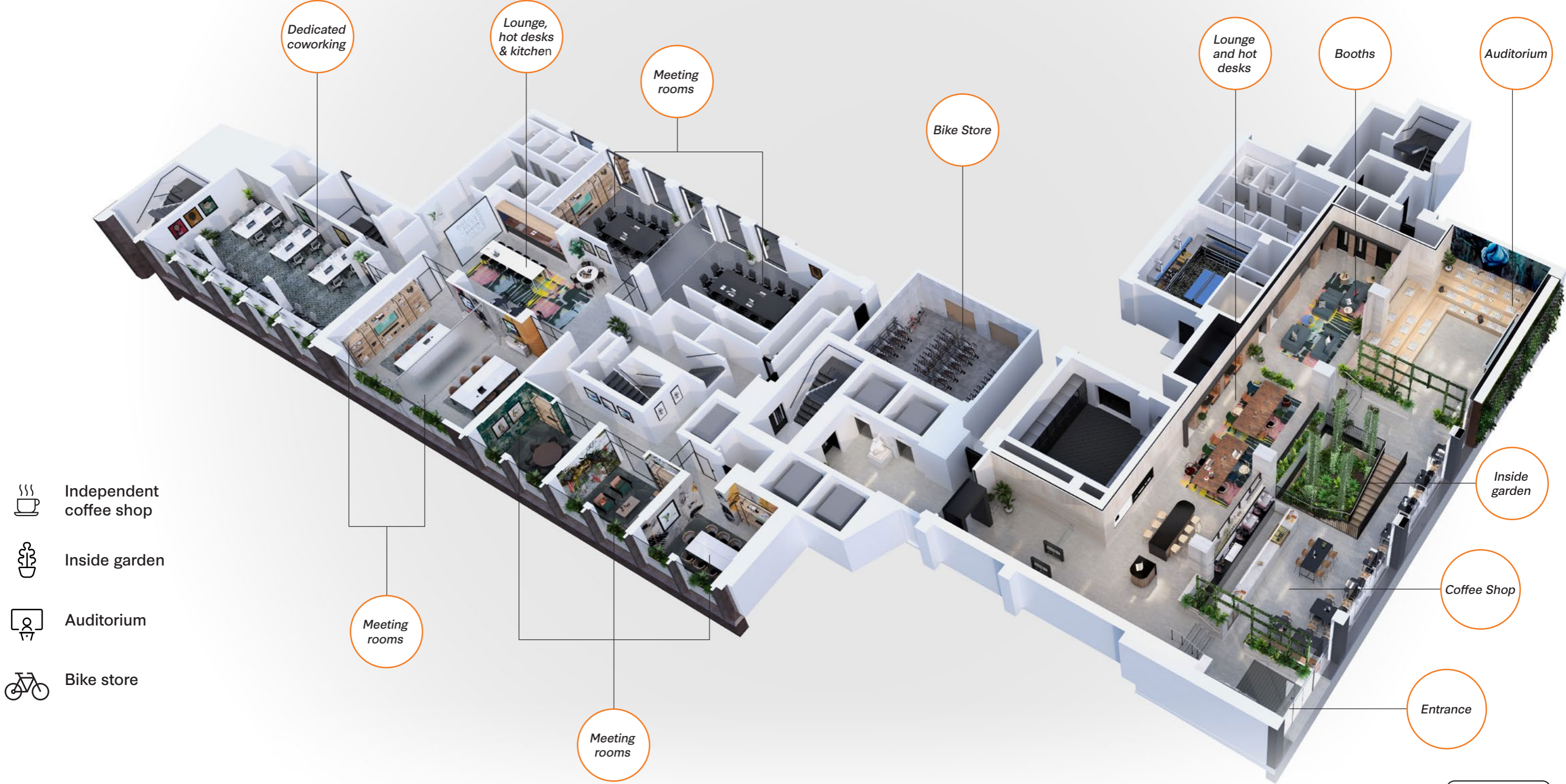
urban developments mitigate the impact of climate change and population growth while enhancing biodiversity, health and wellbeing.

The 'smart' blue-green roof will allow United Utilities to assess how, by storing and re-using rainwater at roof level, it can reduce the volume of surface run-off entering its sewer network and, as a result, lower the flood risk associated with the prolonged high-intensity storm events that are becoming increasingly frequent as the climate changes.



Ground floor

Bloc



 A Bruntwood Works Pioneer
Space to innovate the everyday



 3D Tour










^ Yoga Studio

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.

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.

There is a lounge space with a cafe facility and soft seating, which you can use to greet clients, have informal meetings or simply to relax away from the office.





-  Showers
-  Studio
-  Bike Store
-  Community events
-  Wellness suite



^ Screening room

Basement

Bloc

-  Sleep Pod
-  Inside garden
-  Fitness studio
-  Pop-up room



Showers

Changing Rooms

Kitchen & lounge

Fitness studio

Pop-up room

Screening room

Lounge and hot desks

Inside garden

Sleep Pod



A Bruntwood Works Pioneer
Space to innovate the everyday



 3D Tour

Large suites

This example layout shows 98 desks on the second or third floor of 7,593 sq ft.

This is just one way of dividing up the space, our in-house space planners can help you by visualising alternative layout options to suit your own specific requirements.



98

Fixed desks



8

Hot desks



8

Informal meeting spaces



3

Meeting Rooms



1

Kitchen & breakout spaces



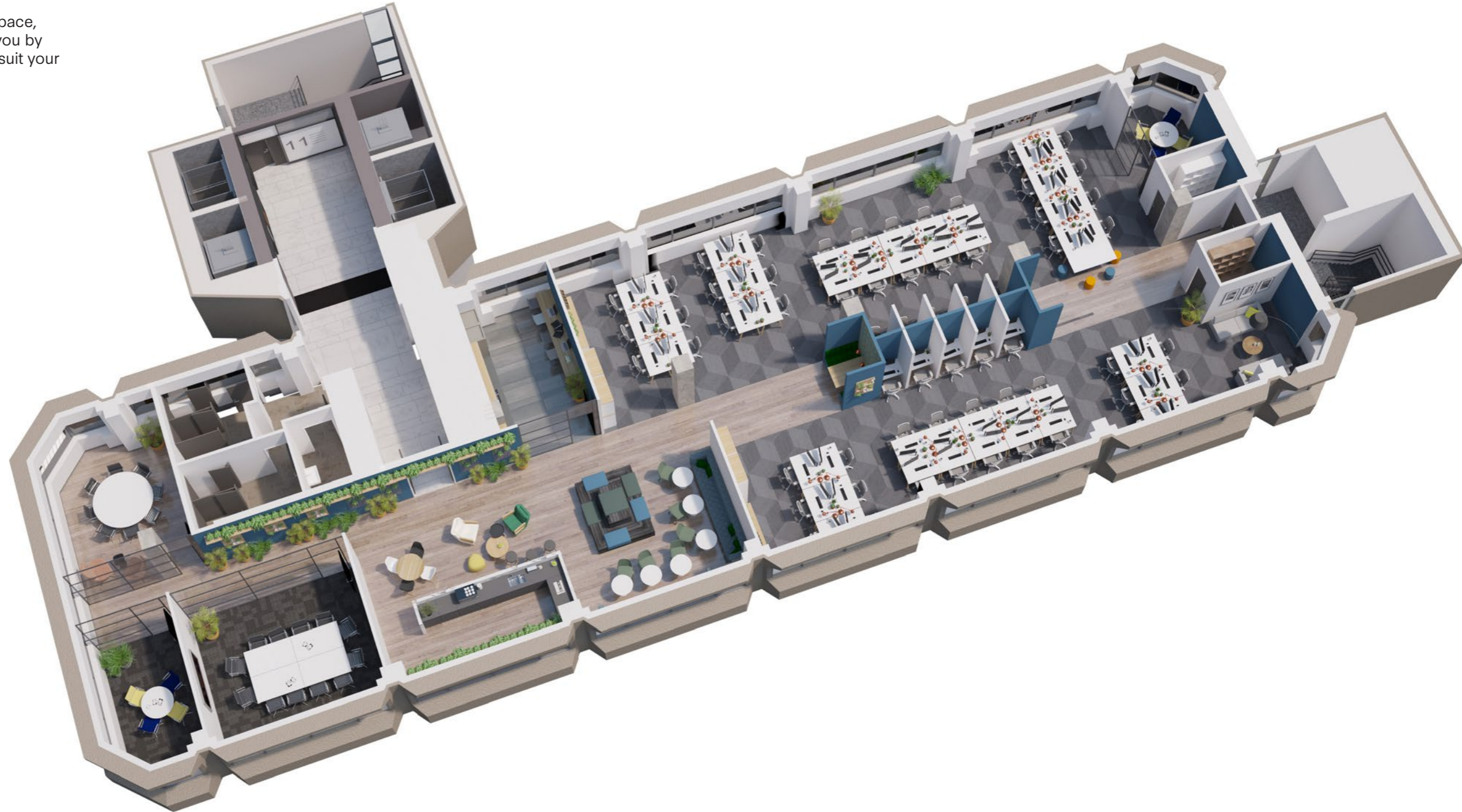
7,593

Total sq ft of office space

Large suites


This example layout shows 50 desks on a typical upper floor of 4,768 sq ft.


This is just one way of dividing up the space, our in-house space planners can help you by visualising alternative layout options to suit your own specific requirements.




 **50**
Number of desks

 **10**
Number of workstations

 **5**
Informal meeting spaces

 **4**
Meeting rooms

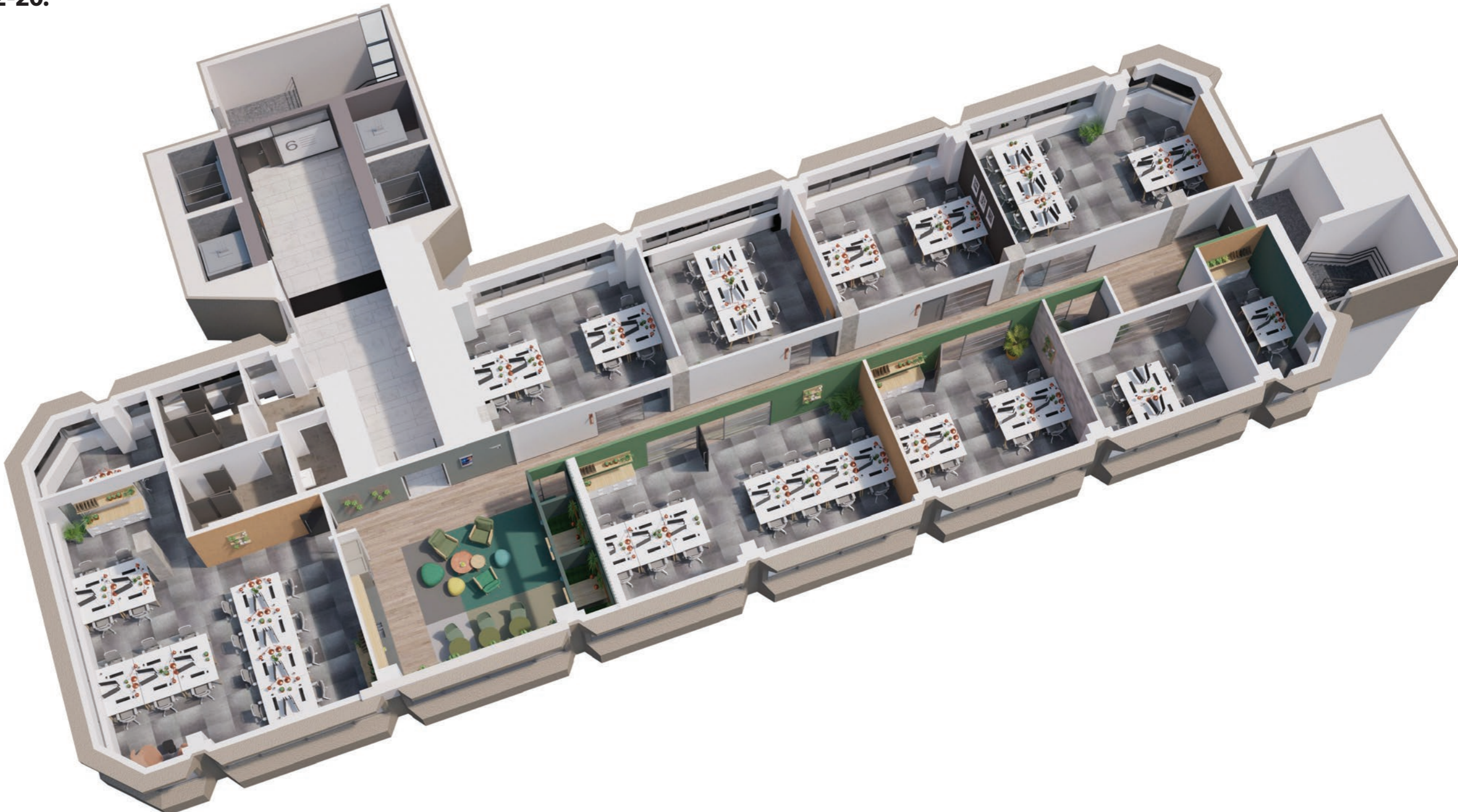
 **1**
Kitchen & breakout spaces

Serviced offices

Our brand new serviced offices on the 6th floor provide everything you need, with desks from 2-20.


A shared kitchen, seating area and phone booths add extra space to your private workspace.


This example layout shows how our small office suites can be arranged to accommodate varying space needs.




 **80**
Number of desks

 **10**
Number of offices

 **2**
Number of meeting booths

 **4**
Number of phone rooms

 **1**
Kitchen & breakout spaces

The Annexe

New for
2021



As part of our Pioneer refurbishments, we've launched brand new serviced offices on the 1st and 2nd floor which provide everything you need, with desks from 2-50. A shared kitchen, seating area and phone booths add extra space to your private workspace.

Serviced is ideal for:

Freelancers, start-ups and small businesses

Included as standard with Serviced:

A private office

24/7 building access

Use of communal business lounge

Showers and changing rooms

25% off meeting room bookings for any Bruntwood Works venue

Cleaning, internet and phone services


A communal kitchen

Rent periods beginning at six months

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

The Collective membership

Key features

 Furnished offices

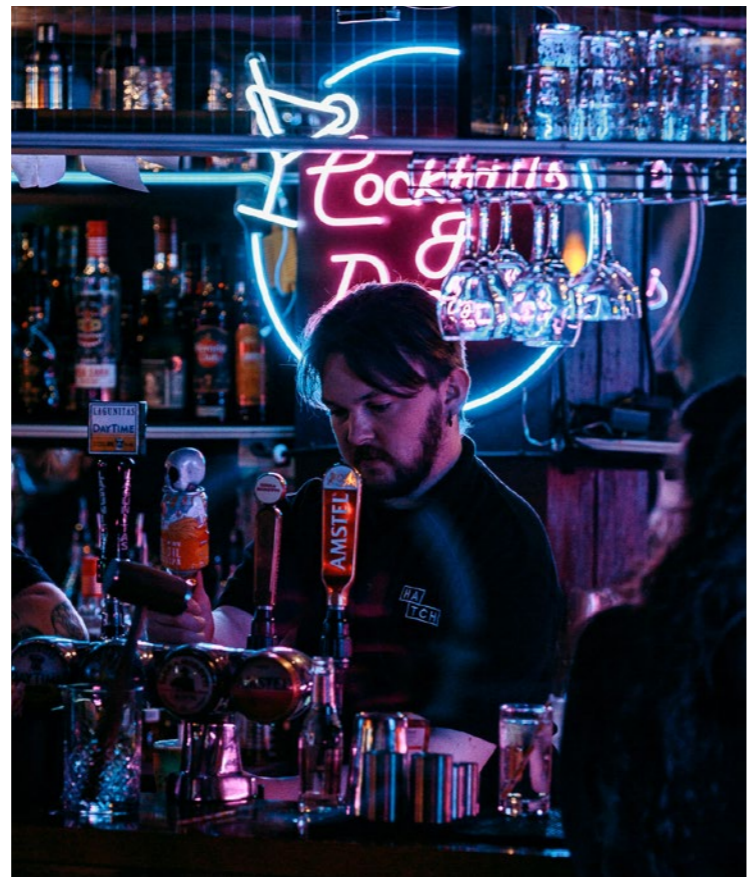
 Communal Kitchen

 Superfast WiFi



Working in the heart of the city

In an ideal location between King Street and Market Street, Bloc is close to Manchester's main financial district and the city's main retail core.



Space to unwind

Well-positioned for a range of tasty food to suit all budgets and public transport connections at Piccadilly Gardens, the building is a great choice for businesses looking to make an impression.



Local amenities

Eating & Drinking

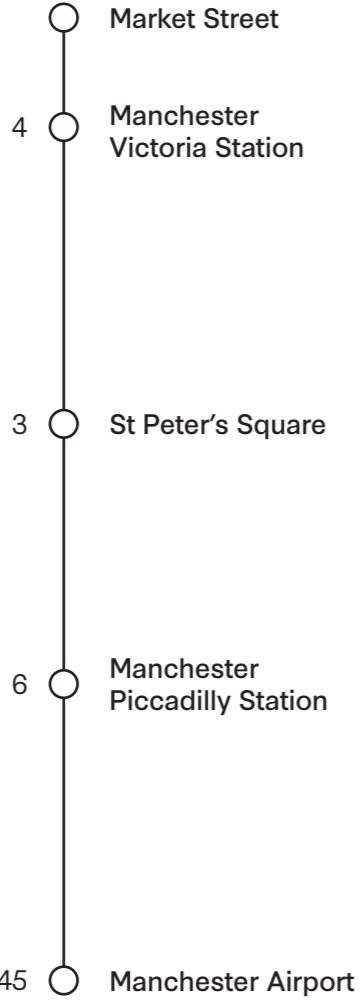
- 1 Hervia Bazaar
- 2 Grand Pacific
- 3 Rosso
- 4 Moose Coffee
- 5 Pizza Express
- 6 Flight Club
- 7 The Alchemist
- 8 Sam's Chop House
- 9 Croma
- 10 Piccolino

Shopping & Leisure

- 1 Hotel Gotham
- 2 Hervia Bazaar
- 3 Michael Kors
- 4 Ralph Lauren
- 5 Apple Store
- 6 Fred Perry
- 7 Selfridges
- 8 Harvey Nichols
- 9 The Printworks
- 10 The Corn Exchange



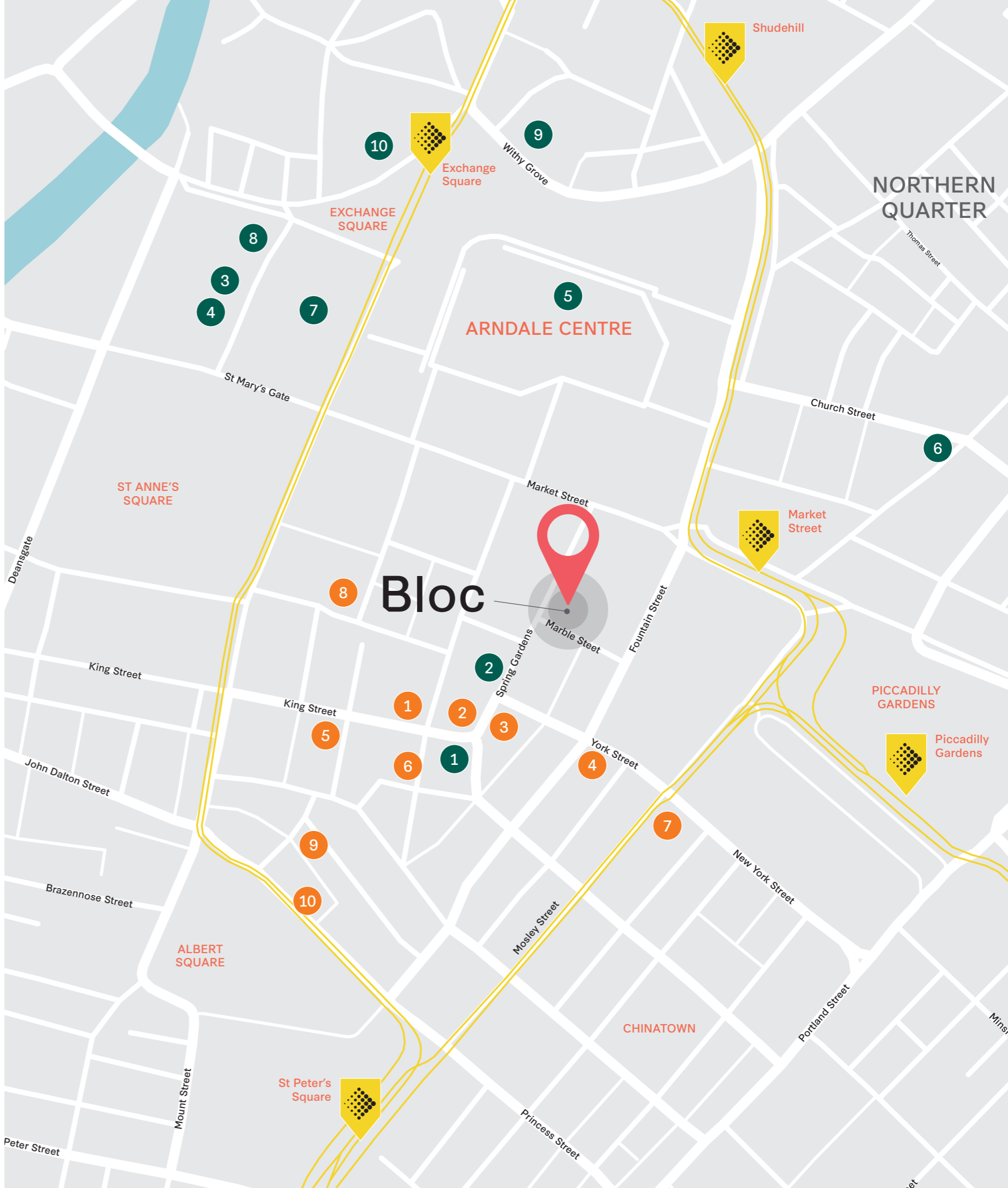
Tram Times



2 mins walk to Metrolink



5 mins walk to Exchange Square



Coworking

Coworking space gives you the ultimate in high-quality, flexible workspace.

Simply choose from Memberships, Shared Desk and Dedicated Desk options in vibrant environments to power your productivity.

Memberships

Our memberships bring you to the ultimate premium workspace, designed with flexibility in mind. Just pick a seat in any Bruntwood Works lounge and enjoy our refreshments and superfast WiFi.

You'll also be able to access the lounges in any of our buildings that offer membership across Manchester, Liverpool, Birmingham and Leeds.

Shared Desk

Join a shared desk alongside other flexible workers and entrepreneurs, whenever you need to focus. It's a quiet, reliable space for solo projects or collaboration, designed for professionals who are regularly on the move but thrive within an ergonomic work setting.

Access your building outside of normal office hours. Enter our lounge and take advantage of other refreshments and amenities. We offer shared desks for three days a week, so tell us what's best for your schedule.




Dedicated Desk

Your own base in a premium space - that's the core promise of our dedicated desk package. It guarantees you your own workstation with the vibrancy of a shared office. On top of this, private lockable storage is available for groups of up to four people.

As a dedicated desk customer you'll still benefit from the perks of our membership, such as flexibility and access to our lounges, but also enjoy a more permanent home for your business or freelance enterprise.



Add-ons:

-  Mail redirection
-  Registered business address
-  Discounted Call handling

Compare coworking options

	Memberships From £95 per month	Shared desks From £195 per month	Dedicated desks From £295 per month
Access to lounges in other Bruntwood Works buildings as well as your 'home' location, 3 days per week	●		
Shared desks in a Bruntwood Works coworking studio, 3 days per week		●	
Unlimited access to a dedicated desk in a Bruntwood Works coworking studio			●
Flexible contracts	●	●	●
24 hour access		●	●
Superfast WiFi	●	●	●
25% off meeting room bookings for any Bruntwood Works venue	●	●	●
Membership of The Collective	●	●	●
Free events programme	●	●	●
On-site customer service team	●	●	●
Premium coffee, tea and filtered water	●	●	●
Use of communal business lounge*	●	●	●
Use of a communal kitchen	●	●	●
Locker storage			●
Bike store	●	●	●
Showers & changing rooms	●	●	●
Private phone booths	●	●	●



Serviced Offices

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.

Serviced is ideal for:

Freelancers, start-ups and small businesses

Included as standard with Serviced:

A private office

24/7 building access

Use of communal business lounge

Showers and changing rooms

25% off meeting room bookings for any Bruntwood Works venue

Cleaning, internet and phone services

A communal kitchen

Rent periods beginning at six months

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

The Collective membership

FREE
access to
business
support
programme
Spark

Key features



Furnished offices



Communal Kitchen



Superfast WiFi



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



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.

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



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.

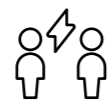
Throughout the year we will be delivering a mixture of in-person and online events across all of our Regional Cities.

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.



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.



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

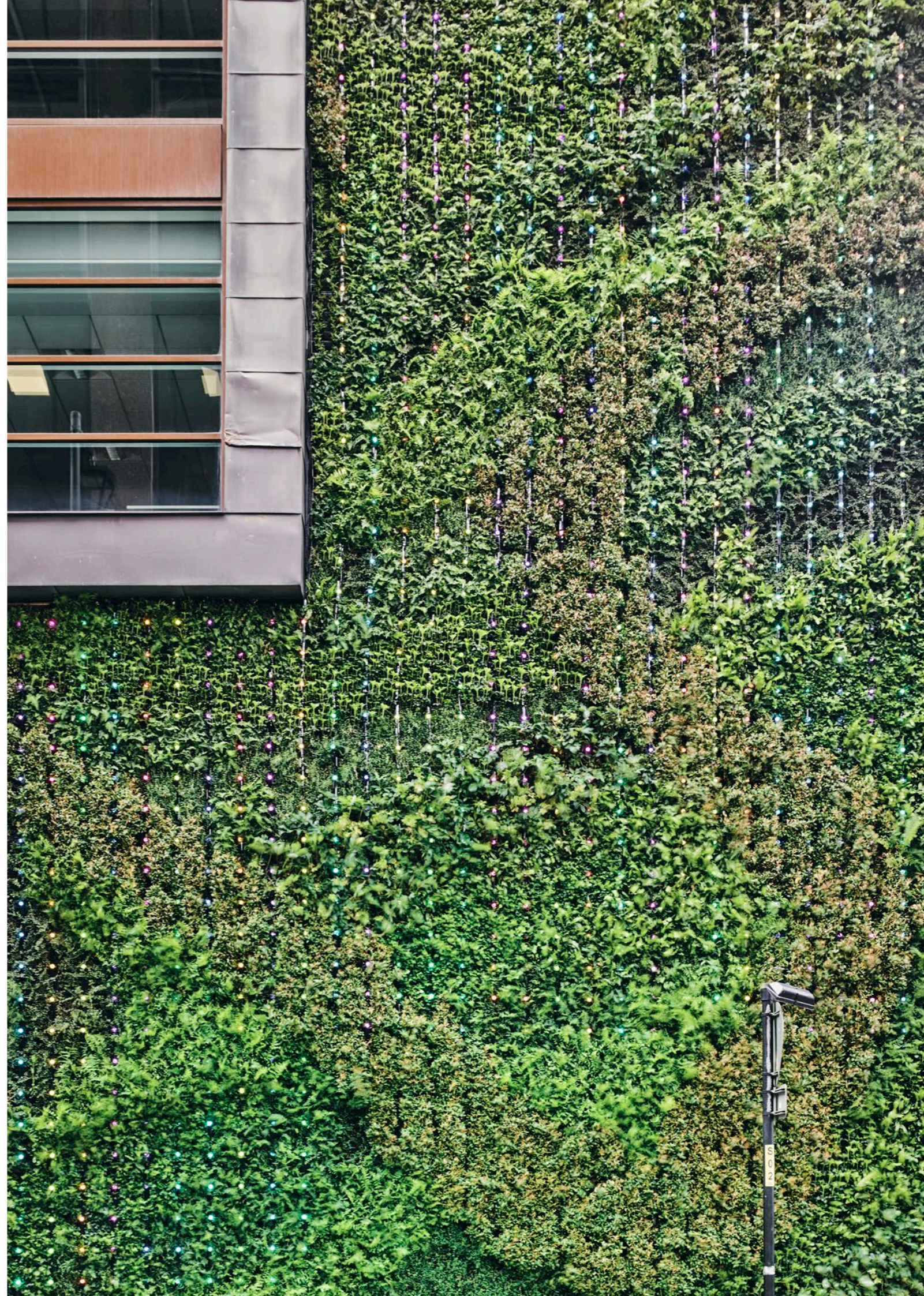
Bloc

Bloc
Marble Street
Manchester
M2 3AW

For more information please call us
or visit the website:

0161 233 7877

bruntwood.co.uk/pioneer





A Bruntwood Works Pioneer
Space to innovate the everyday