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5 New York Street



A landmark building with contemporary design

Just a stone's throw from the city's hustle and bustle, 5 New York Street is a four-storey, Grade-II listed landmark dating back to 1909, offering a range of flexible workspace brimming with character.

Masterfully blending its Edwardian heritage with sharp contemporary design, 5 New York Street provides a brand new state-of-the-art arrival space, a fully equipped gym, and premium vanity facilities - positioning the building as a premier hub where professional performance meets personal wellbeing.

Here, heritage meets high-spec functionality, creating a workspace with a distinct identity designed to fuel your everyday inspiration and celebrate true originality.

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.

New arrival experience, coming May 26

Workspace that beats working from home

We believe your workspace should do more than just house your business - it should fuel your lifestyle. By blending high-spec heritage with modern wellness, 5 New York Street provides the tools you need to stay inspired, active, and balanced with it's brand new amenities.

Wellbeing at 5 New York Street extends beyond our front door. As part of the Bruntwood SciTech community, you gain exclusive access to a full community events programme and additional amenities at our nearby sister buildings - Bloc, Neo, and Union. Whether it's a lunchtime yoga session or a high-intensity workout, it's all within reach.



Fully equipped gym



Secure Cycle Storage



High-Spec Shower Facilities



Fresh Towel Service



Hair Dryers & Straighteners



Dedicated Drying Facilities



Premium Vanity Space

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

Moose Coffee
- 2

The Alchemist
- 3

San Carlo
- 4

Higher Ground
- 5

Black Sheep Coffee
- 6

Six by Nico
- 7

Hotel Gotham
- 8

Rosso
- 9

Grand Pacific
- 10

Northern Pour
- 11

Bar shrimp
- 12

Bar Posie
- 13

Blank Street



Piccadilly Station
5 min



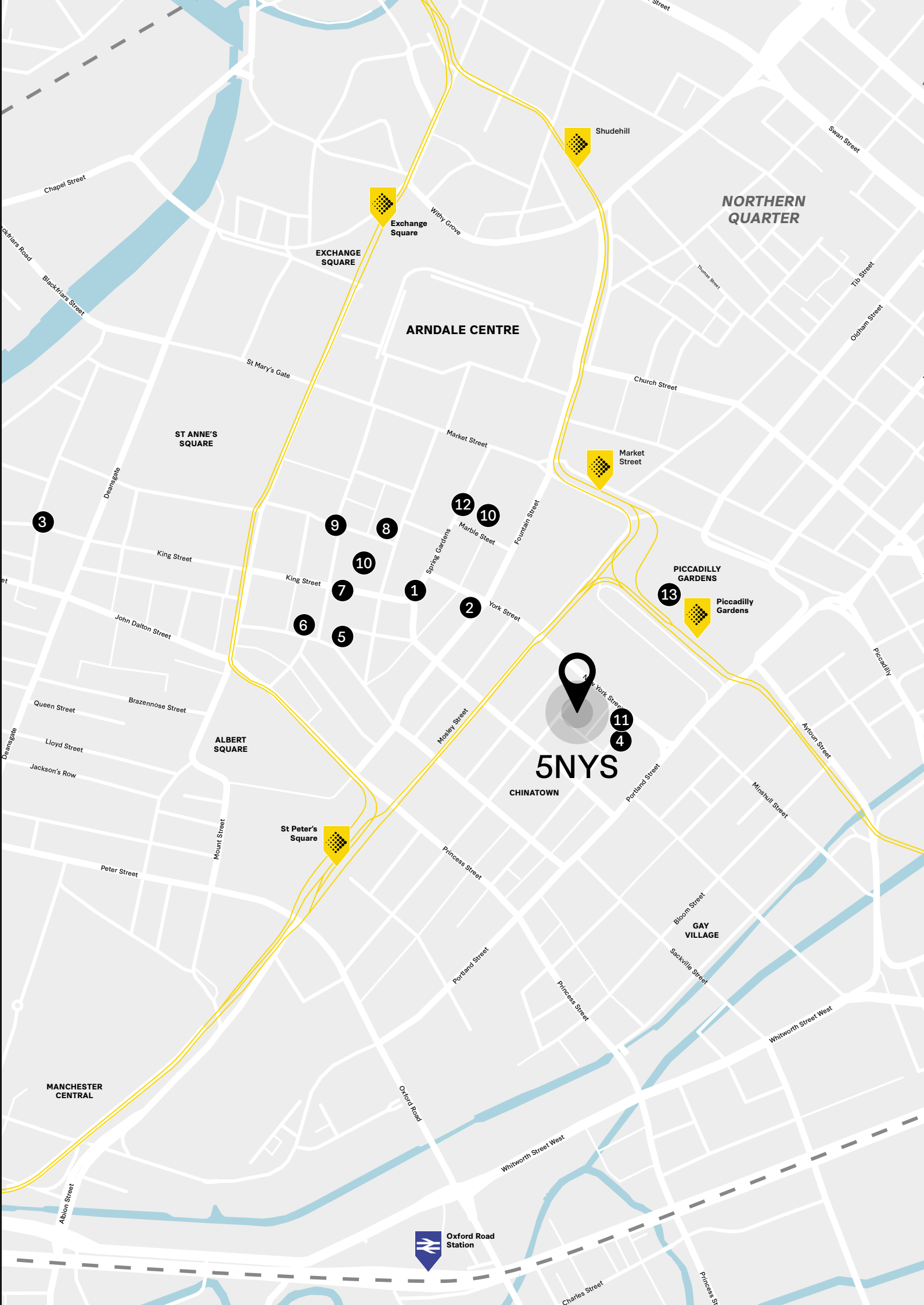
Piccadilly tram stop
2 min



Northern Quarter
5 min



Arndale Centre
5 min



Workspace



1st floor

Indicative floorplan

-  9,724 sq ft
-  96 Dedicated workstations
-  1 Arrival and seating area
-  13 Alternative working areas
-  2 Kitchens
-  2 Video-conferencing rooms
-  2 Booths
-  5 Meeting rooms
-  2 Phone booths
- WC Self-contained toilets
-  Dedicated Comms Room



2nd floor

Indicative floorplan

-  9,843 sq ft
-  104 Dedicated workstations
-  6 Meeting rooms
-  1 Reception Lounge
-  4 Breakout Booths
-  1 fitted kitchen & dining area
-  3 Phone booths
- WC Self-contained toilets



3rd floor

Indicative floorplan

-  10,002 sq ft
-  104 Dedicated workstations
-  1 Reception & lounge
-  7 Meeting rooms
-  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





Customer fit out - Dedicated kitchen & dining area



Customer fit out - Breakout booths



Customer fit out - Meeting & conference room

Workspace options

Design a workspace perfectly tailored to your needs, with the freedom to customise a package that suits you.

Leased

Our leased offices are for companies that want to personally build a work environment and home for their brand and ethos. We provide the space and a place in our professional community, with the opportunities to connect with like-minded businesses and scale within the portfolio.

Your office can be a blank canvas, ready for you to shape, or you can work with our in-house design team to plan a space that fits your vision.

Key features:

-  Space personalised to your requirements
-  Optional design and fitout service
-  You're in control of your day-to-day operations

Furnished

Designed for businesses that want a seamless move-in experience, our fitted and furnished offices provide everything you need from day one. Each space includes high-quality furniture, kitchen and meeting room facilities, and essential services like power and data—so you can focus on work, not setup.

Key features:

-  Interior designed by us
-  Fit-out and furniture included
-  Ready to move in straight away

Managed

Our managed solution takes our Furnished offering one step further. Designed for businesses of any size, it includes the fit-out, furnishings and bespoke interior design, alongside rent, utilities, and connectivity - all in one customisable bill.

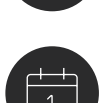
Key features:

-  Fit-out and furniture included
-  All operational services included
-  One single customisable bill

Compare our workspace options

	Leased	Furnished	Managed
Flexible terms	✓	✓	✓
Fitout delivered by us	Optional	✓	✓
Furniture package		✓	✓
One single bill			✓
Electricity			✓
Internet	Referral	Referral	✓
Cleaning	Referral	Referral	✓
Facilities management			✓
Dilapidations			✓
Secure parking (building dependent)	Optional	Optional	Optional

What’s included:

-  **25% off** meeting rooms
-  24/7 building access
-  Cycle storage and lockers
-  Access to on-site facilities
-  On-site gym and changing facilities *(building dependent)*
-  Wellness programme
-  Events programme
-  Business support

Amenity at your fingertips

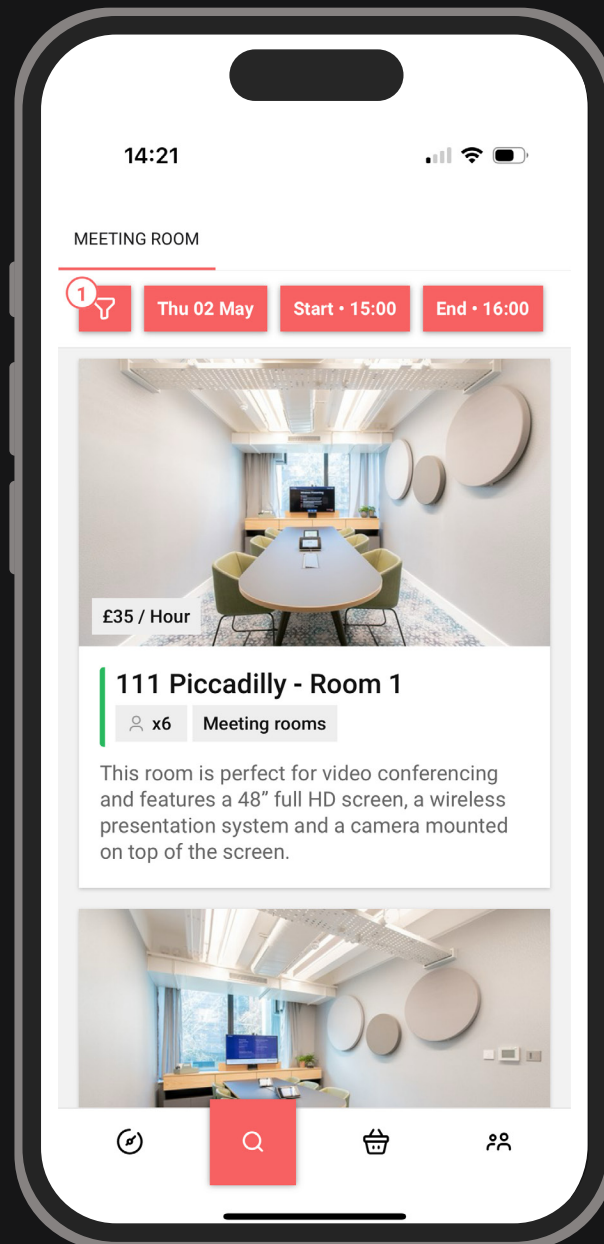
By being a Bruntwood customer you benefit from exclusive discounts at local retailers, meeting rooms and can RSVP to exciting events.

We work with local businesses to bring you exclusive offers and discounts for a variety of locations across Manchester.

From food & drink to wellbeing offerings, you can check our customer app for a full list of discounts and offers.

Book meeting rooms, connect with the community, and receive exclusive discounts.

Available on:



Powering economies through innovation in our cities

Bruntwood SciTech is a joint venture between Bruntwood, Legal & General and Greater Manchester Pension Fund.

We're the largest dedicated property platform serving the UK's innovation economy - the perfect place for forward-thinking businesses to scale and grow.

Home to **1,100** high growth start-ups, scale ups, and global businesses

31 city centre innovation hubs and **9** campuses

4.8m sq ft of world-class specialist workspace

Dedicated to supporting the growth of the UK's innovation-led businesses

Recent investment of **£500 million** from Bruntwood, Legal & General, and new partner, Greater Manchester Pension Fund (GMPF)

Our mission is to grow a **£5 billion** UK-wide portfolio that can support **2,600** high-growth businesses by **2032**

4.8M

Sq ft of world-class specialist workspace

£500M

Recent investment from Bruntwood, Legal & General and Greater Manchester Pension Fund (GMPF)



A culture of sustainability

Recognising the urgency of the climate crisis, and driven to create change from within the commercial property sector, we're committed to developing a sustainable and fair future for our communities by reinventing with the planet in mind in four key areas:



Investing in renewable energy - all common areas, serviced offices and our own offices are using grid-supplied electricity generated from renewable sources



Upgrading existing buildings - for instance, by changing gas-fuelled boilers to air source heat pumps, which release less carbon emissions.



Creating new, net zero buildings - our new buildings are net zero in construction and operation (in common areas), and don't use fossil fuels to provide heating and hot water.



Recommending sustainable interior design options - from carpets to lighting, our team can suggest environmentally friendly design choices that match your budget.

View our
Sustainability
Brochure



Scan to find
out more

It's impossible to summarise all of our sustainability actions, goals and success stories into a few short paragraphs, so we invite you to dive deeper into our work by taking a look at our additional resources: For more information, or if you have any questions, our dedicated team is ready to assist at sustainability@bruntwood.co.uk



To power more of our spaces with renewable energy, we've purchased an industry-first 42.4% stake in Kirk Hill wind farm, based in Ayrshire, Scotland.

Electricity created by the wind farm will be allocated to our offices, serviced spaces, and common areas*, a significant milestone on our path to net zero.

*Where we get our electricity from the National Grid.

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