

Bloc

MANCHESTER

Bloc is more than an office. It is a living, breathing environment where businesses and people thrive.



Bringing balance to business

The office should be more than a place to work. It should be where people connect, ideas take shape, and teams come together to create something remarkable.



^ Independent café



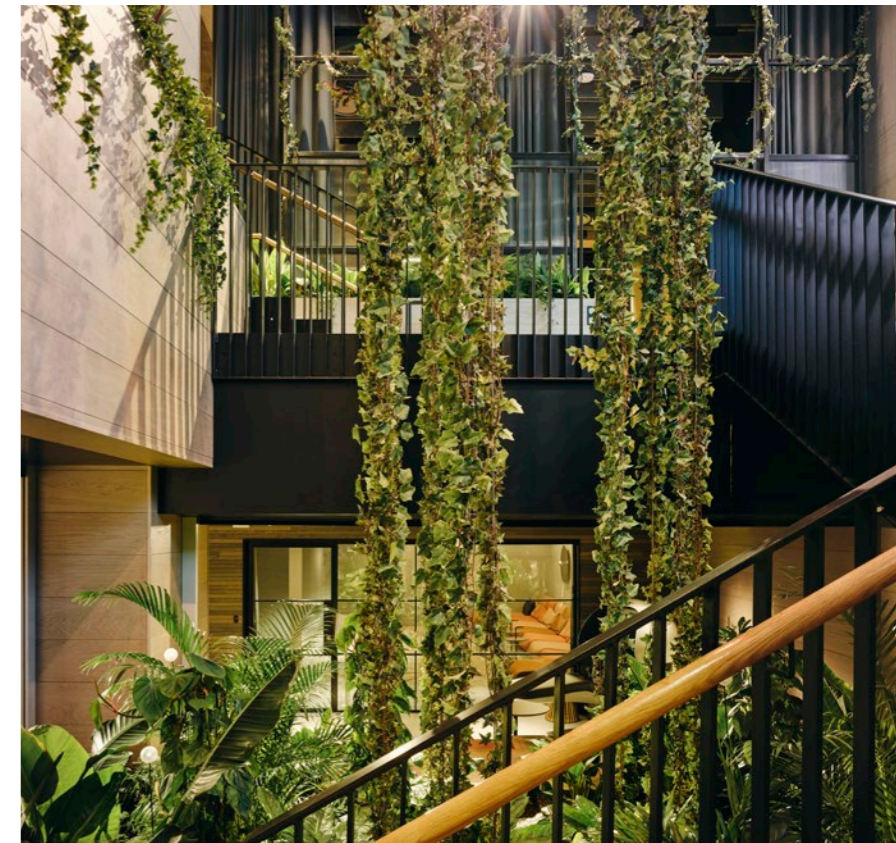
NORTHERN POUR

Every aspect of Bloc is focused on wellbeing.



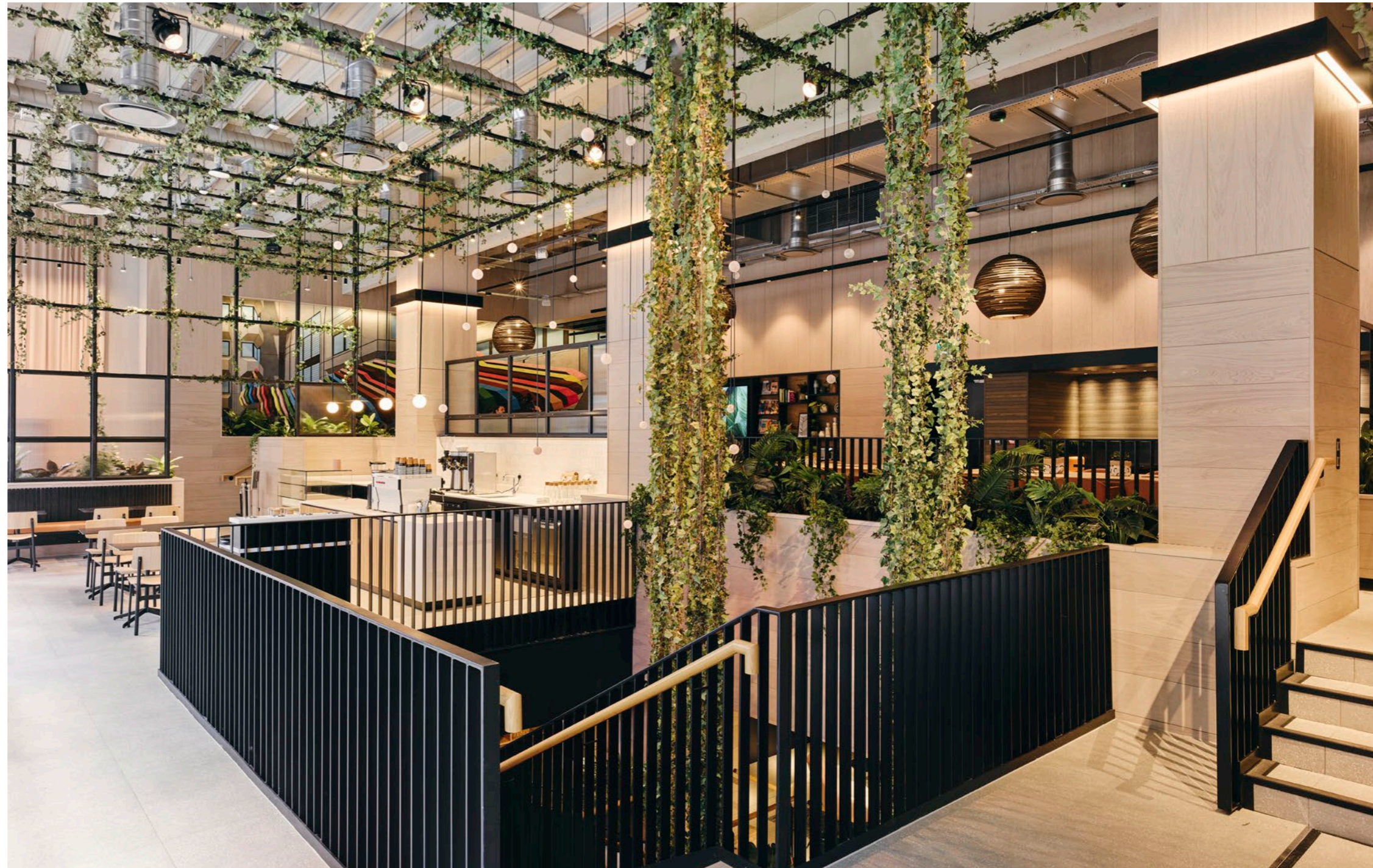
At Bloc, we have reimagined the workplace as a dynamic urban ecosystem, a serene oasis in the heart of Manchester where wellbeing meets productivity.

Every detail at Bloc has been carefully crafted to support a happier, healthier workforce, the true engine of innovation. From the air you breathe, monitored and optimised by smart IoT sensors, to the cascading 18,000 biophilic plants that purify and energise the space, Bloc does not just house your business. It nurtures it.





^ Auditorium



^ Ground floor shared lounge

Space to find your rhythm



Biophilic design



Use of communal lounge



Operationally net zero



Advanced air quality for improved focus



Characterful workspaces



Northern Pour cafe



Bookable meeting rooms



On-site events auditorium



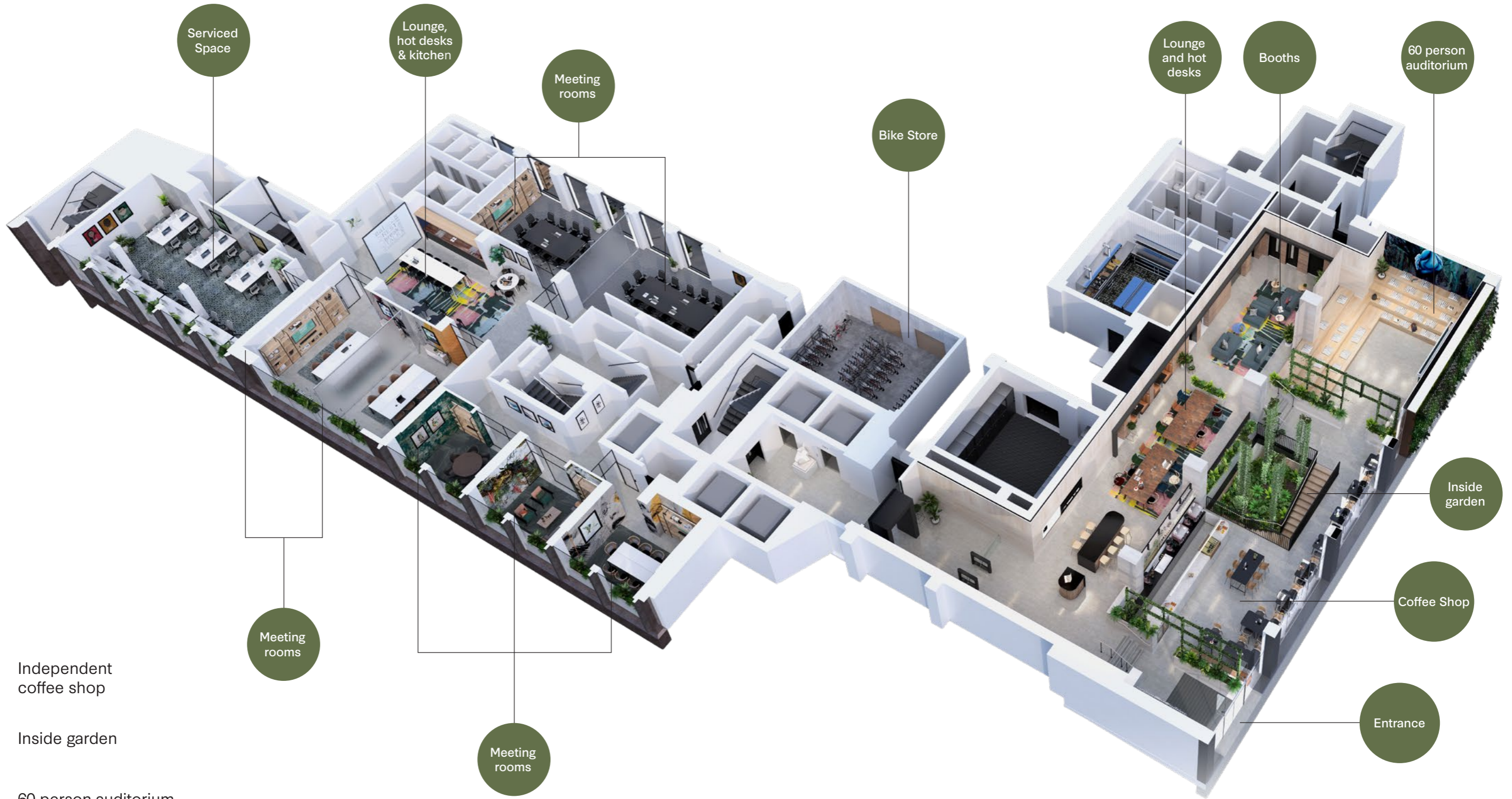
Thoughtful breakout areas

Bloc



Ground floor

Ground floor



Serviced Space

Lounge, hot desks & kitchen

Meeting rooms

Bike Store

Lounge and hot desks

Booths

60 person auditorium

Meeting rooms

Meeting rooms

Inside garden

Coffee Shop

Entrance



Independent coffee shop



Inside garden



60 person auditorium



Bike store



Meeting rooms

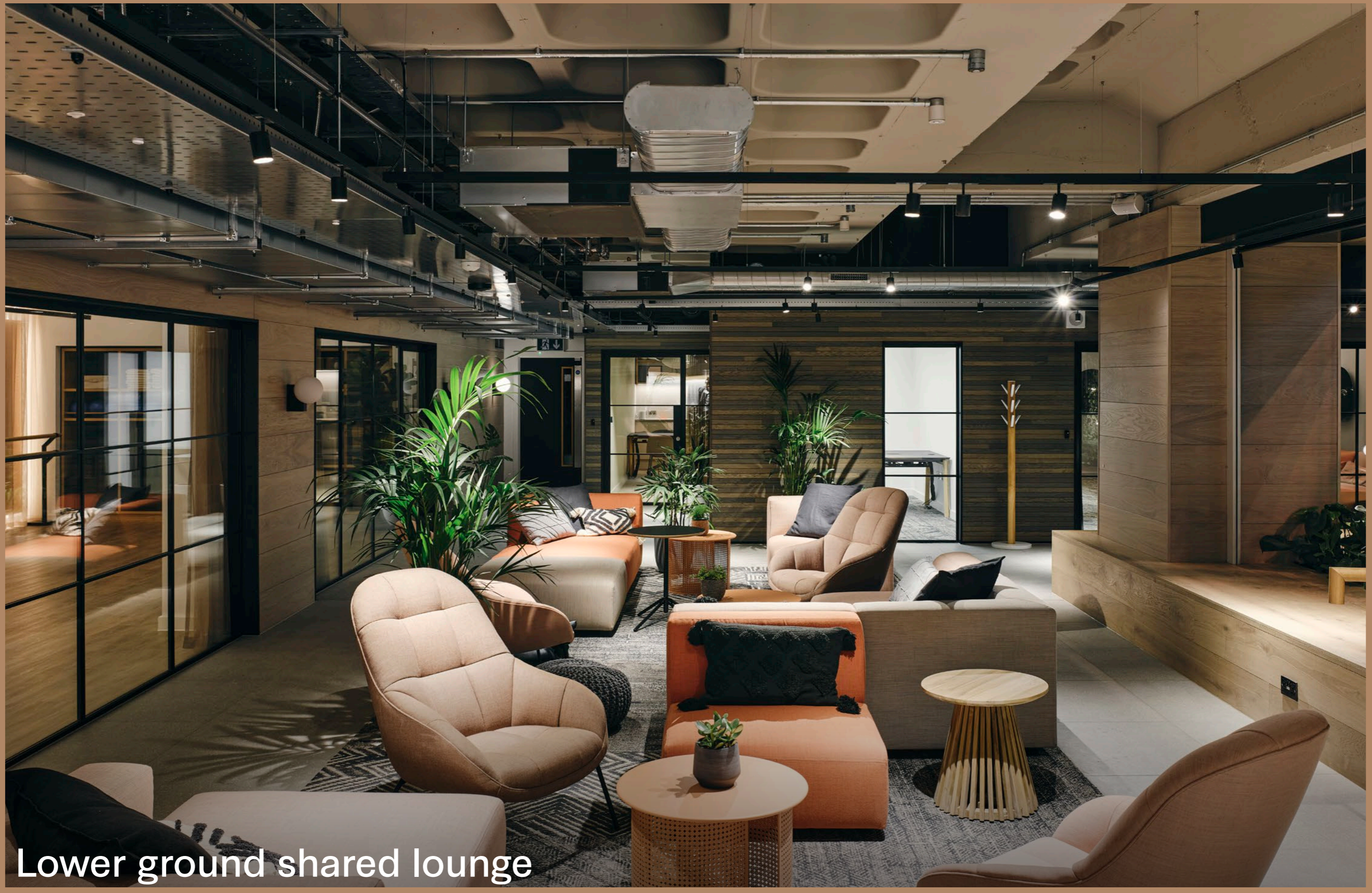


Click or Scan

360
TOUR



Bloc



Lower ground shared lounge

Lower ground



Kitchen & lounge

Fitness studio

Pop-up room

Altius Healthcare

Sleep Pod



Click or Scan



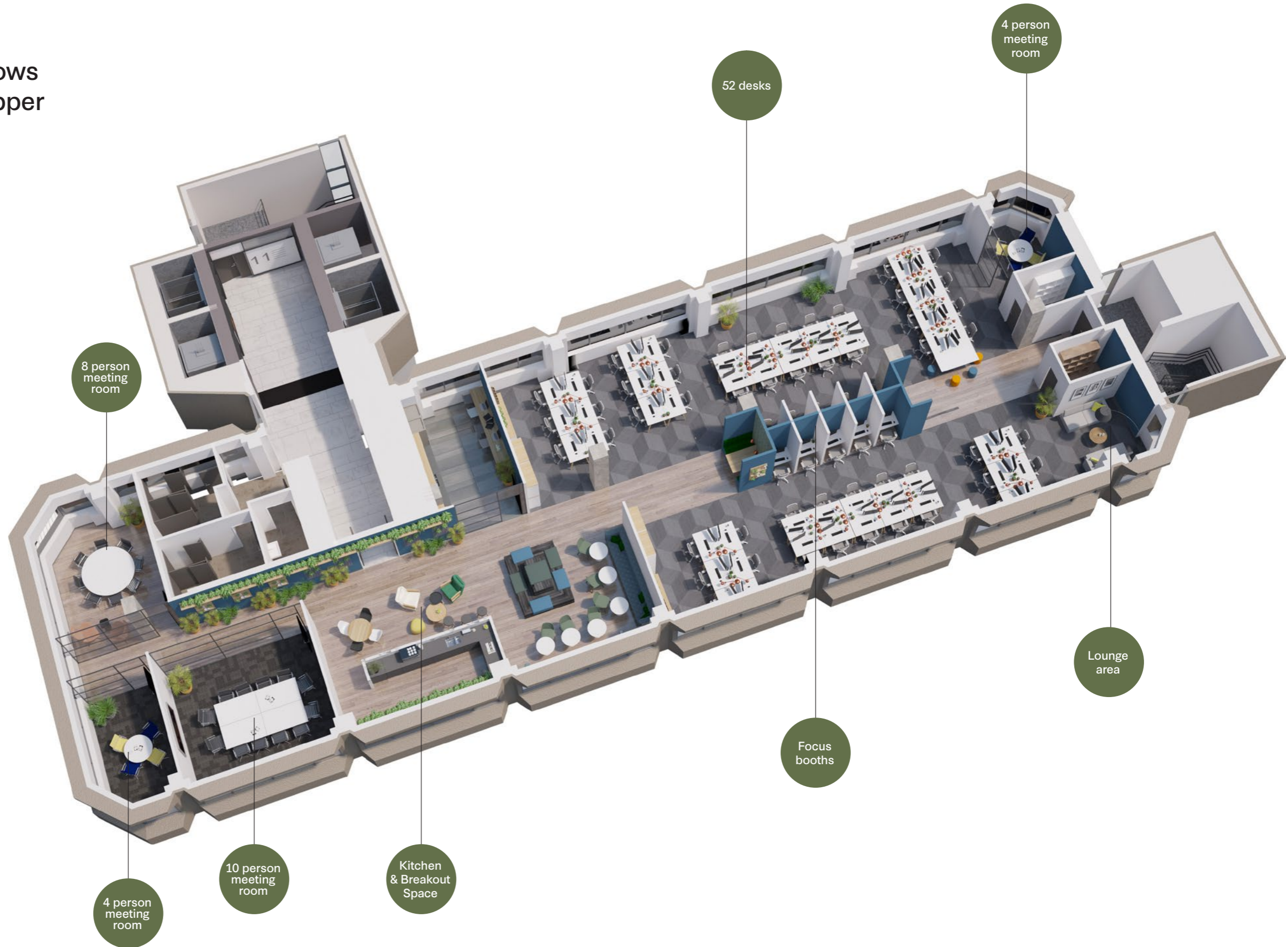
Bloc








Leased offices

Leased offices

This example layout shows 52 desks on a typical upper floor of 4,768 sq ft.



-  **52**
Number of desks
-  **10**
Number of workstations
-  **5**
Informal meeting spaces
-  **4**
Meeting rooms
-  **1**
Kitchen & breakout spaces

Bloc



Serviced offices

Bloc

The Annexe

Serviced offices

Our serviced offices on the 1st and 2nd floor provide you with everything you need, providing desks from 2-50.

In the Annexe, you'll also have access to a shared kitchen, seating area and phone booths to 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 SciTech venue

Access to the Bruntwood customer app

Cleaning, internet and phone services

A communal kitchen

Rent periods beginning at six months



Furnished offices



Communal Kitchen



Superfast WiFi

Bloc

Serviced offices

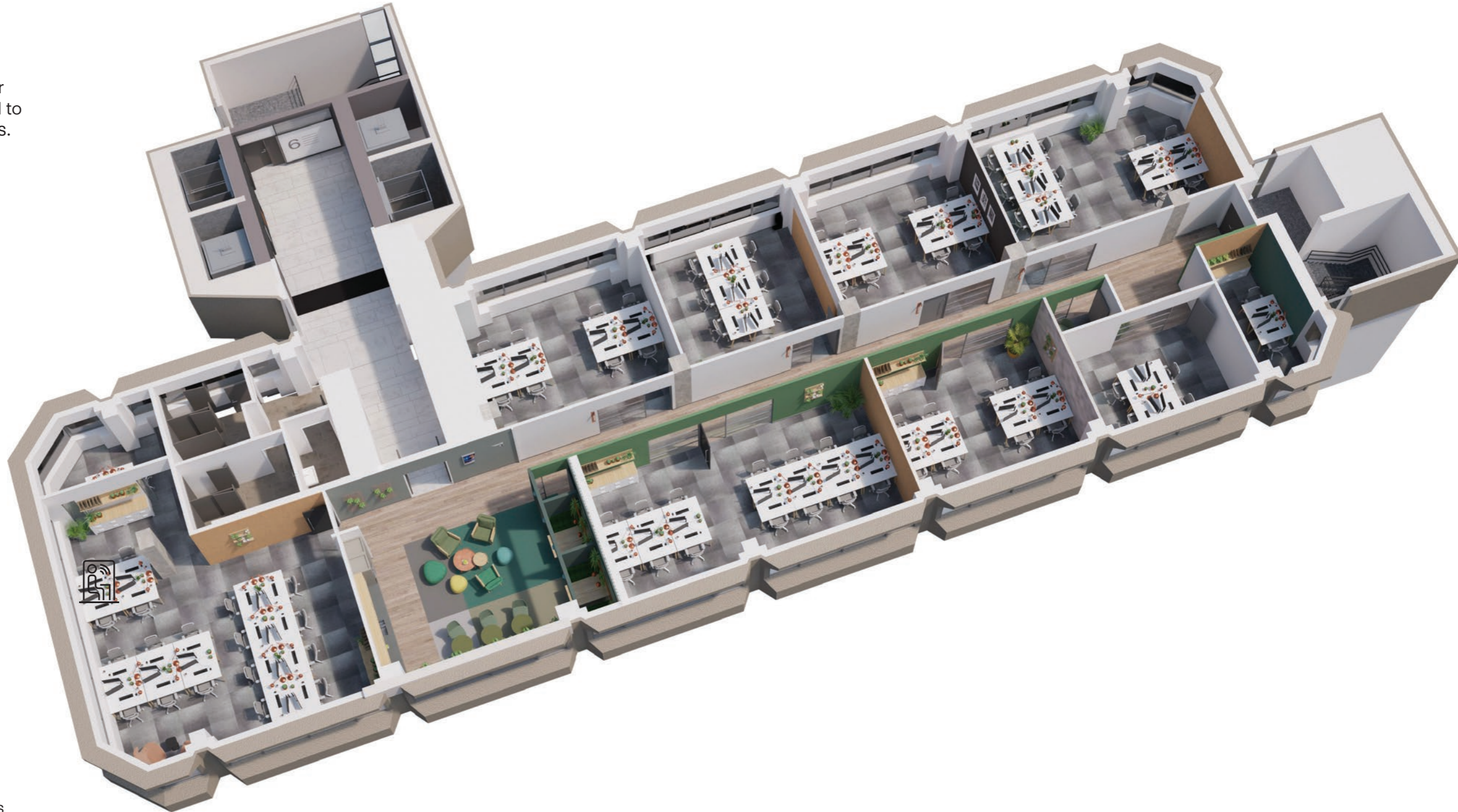


Serviced offices

Our 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



2

change to collaboration zones



4

Number of phone rooms



1

Kitchen & breakout spaces

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

Key features:



Interior designed by us



Fit-out and furniture included



Ready to move in straight away

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:



Fit-out and furniture included



All operational services included



One single customisable bill

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.

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



On-site gym and changing facilities (building dependent)



24/7 building access



Wellness programme



Cycle storage and lockers



Events programme



Access to on-site facilities



Business support

Where wellness takes centre stage

In a world that never stops, Bloc gives you the permission to unplug. We understand that “time out” is often when the most significant breakthroughs happen.

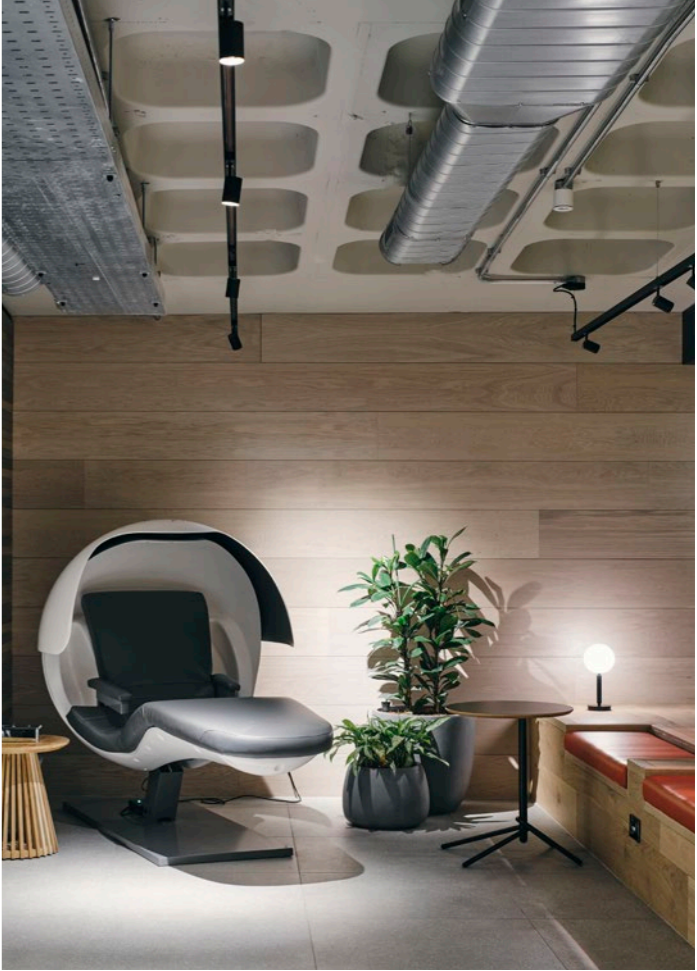
From active arrival areas, thoughtful breakout spaces to fitness and wellbeing-focused amenities, we have it all covered.



Yoga Studio by FORM



^ The Collective Room



^ Sleep pod



^ Basement

Yoga Studio by FORM:
A state-of-the-art basement sanctuary hosting an expansive selection of fitness classes to help you find your flow.

The Collective Room:
A dedicated basement hub designed to host a rotating range of wellness pop-up services, bringing the best of Manchester’s health scene directly to your doorstep.

The Sleep Pod: When you need to recharge your batteries the most, our basement sleep pod offers a private sanctuary for a restorative power nap

Thoughtful breakout areas:
Our chill-out areas and beautifully designed communal spaces provide a peaceful space for reflection or a change of scenery away from the screen.



^ Yoga Studio

Space to reconnect

Yoga Studio by FORM



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

With a dedicated free to use gym, showers, towels, hair dryers and hair straighteners plus drying facilities on-site, as well as access to bike storage, you'll have all the tools at your disposal for active commuting and exercising.



Fitness studio



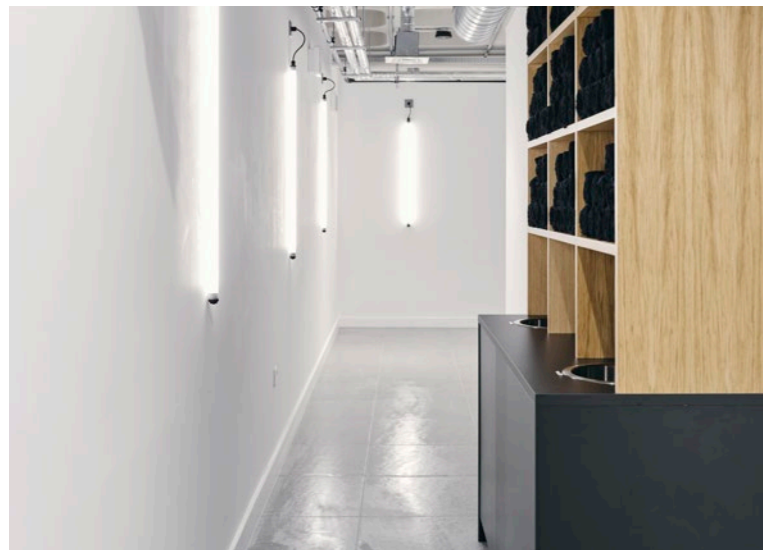
Bike store



Drying room



^ Vanity area



^ Towel area



^ Changing rooms

Elevate your daily commute

Experience an elevated start and finish to your day at Bloc. Showers, secure cycle storage with a repair kit, a vanity area, and a complimentary towel service make every commute effortless.



Showers



Vanity area with hair dryers and straighteners



Towel service



At the centre of it all

Eating & Drinking

- 1 Bar posie
- 2 Grand Pacific
- 3 Higher ground
- 4 Gails
- 5 Blank Street
- 6 Flight Club
- 7 The Alchemist
- 8 Sam's Chop House
- 9 Blinker
- 10 Piccolino

Shopping & Leisure

- 1 Hotel Gotham
- 2 Uniqlo
- 3 Alo
- 4 Ralph Lauren
- 5 Apple Store
- 6 Fred Perry
- 7 Selfridges
- 8 Harvey Nichols
- 9 Marks & Spencer
- 10 The Corn Exchange

Walking Distance



2 MINUTES

Walk to Market Street



5 MINUTES

Walk to St Peter's Square
Metrolink



10 MINUTES

Walk to Manchester
Picadilly Station



10 MINUTES

Walk to Manchester
Victoria Station

A breath of fresh air

Nestled in the vibrant heart of Manchester, Bloc sits perfectly between the upscale boutiques of King Street and the bustling energy of Market Street.

It seamlessly connects the city's traditional commercial core with the creative, independent spirit of the nearby Northern Quarter.



^ Northern Quarter



^ Posie



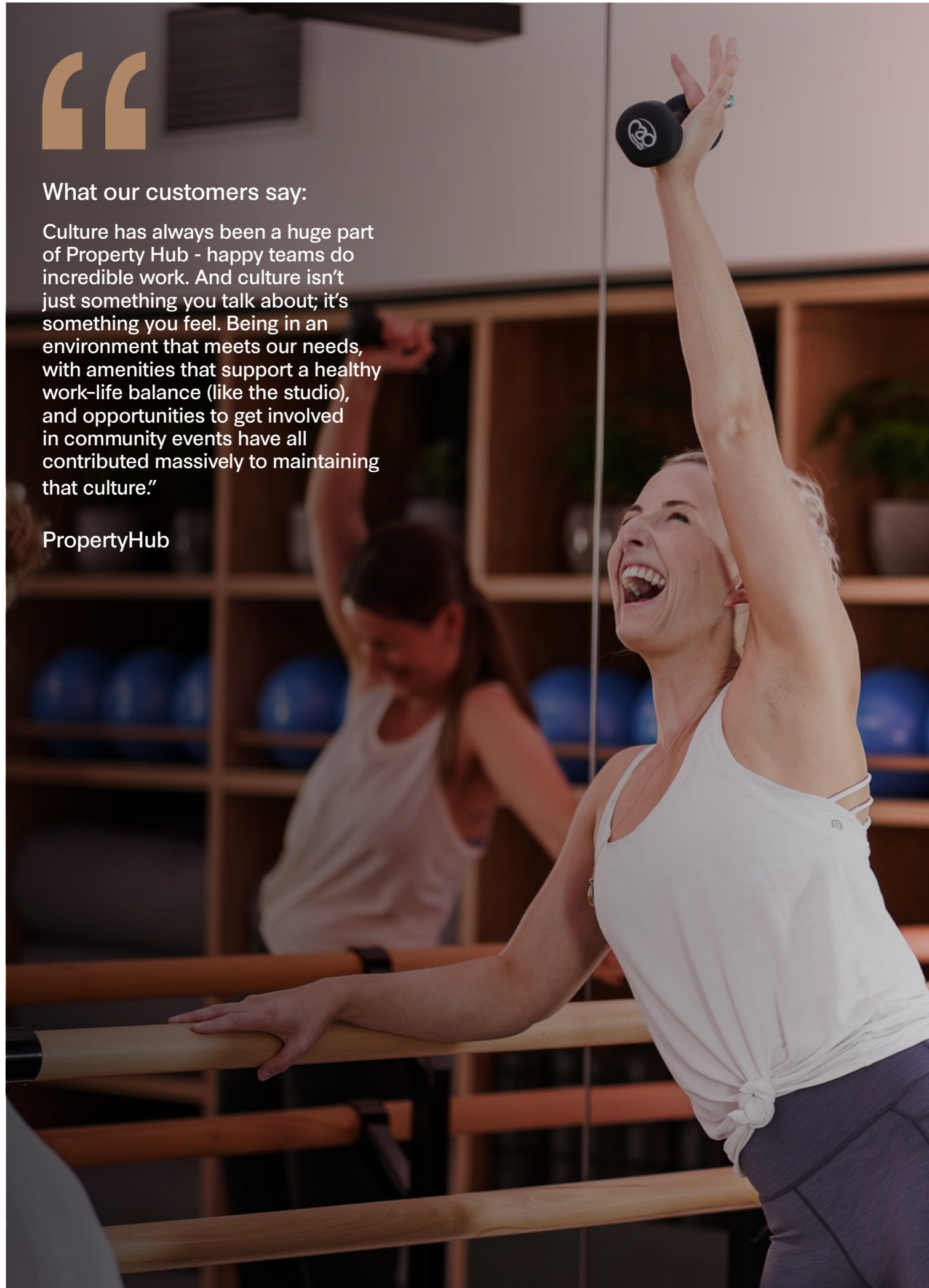
^ King Street

“

What our customers say:

Culture has always been a huge part of Property Hub - happy teams do incredible work. And culture isn't just something you talk about; it's something you feel. Being in an environment that meets our needs, with amenities that support a healthy work-life balance (like the studio), and opportunities to get involved in community events have all contributed massively to maintaining that culture."

PropertyHub



Our customers become our story

Centred around biophilic design and human wellbeing, Bloc introduces a lush, green sanctuary to the urban landscape. With its thriving ground-floor café culture, dedicated wellness suites, and collaborative lounges, it forms an inspiring community hub where ideas and people flourish.

From networking, conferences and panel talks, to awards, quiz nights, drinks and breakfasts, there's something for everyone.

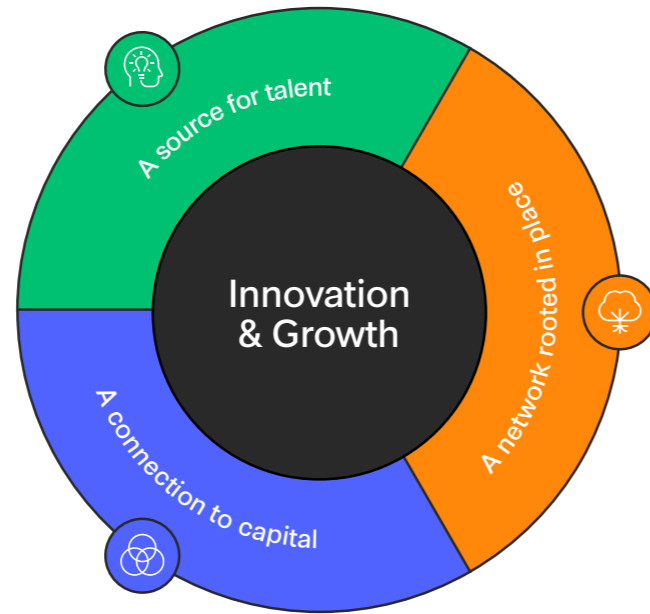


Not only will the programme keep you entertained, but it's specifically designed to sit alongside the specialist business support we offer as standard to our customers, and what's more everything is accessible via our customer app — meaning you'll always be up to date with our latest resources to help companies form, scale and grow.

Support for your business

At Bruntwood SciTech, we catalyse sustainable growth for innovative businesses in many different fields and of all sizes, from start-ups to multinationals

We provide your business with an ever expanding deep network where it has all the support it requires, including access to capital, talent and partnerships.



We connect you to the best and the brightest

We understand getting the right people is essential if your business is to grow. That is why we help you source the brightest talent through our partnerships with recruitment agencies, universities and skills providers. And the places we create make great talent want to stay.



We create environments where innovation happens

We live in a digitally connected world, but world-changing innovation still demands physical proximity and easy access to the right type of connections. We create environments in which businesses can work closely together. These environments are deeply rooted in the cities and regions where we operate, meaning your business can quickly access a wider network in order to grow.



We put you on the path to investment

No matter the size of your business, we enable access to investment opportunities. We have created a network of investors with public and private capital, from the earliest pre-seed funding to exit across equity, debt and grant. If you are a start-up we will prepare you to pitch your business to investors.



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.

5.2M

Sq ft of world-class specialist workspace

£500M

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

Home to **1,450** high growth start-ups, scale ups, and global businesses

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

5.2m 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**



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.



Amenity at your fingertips

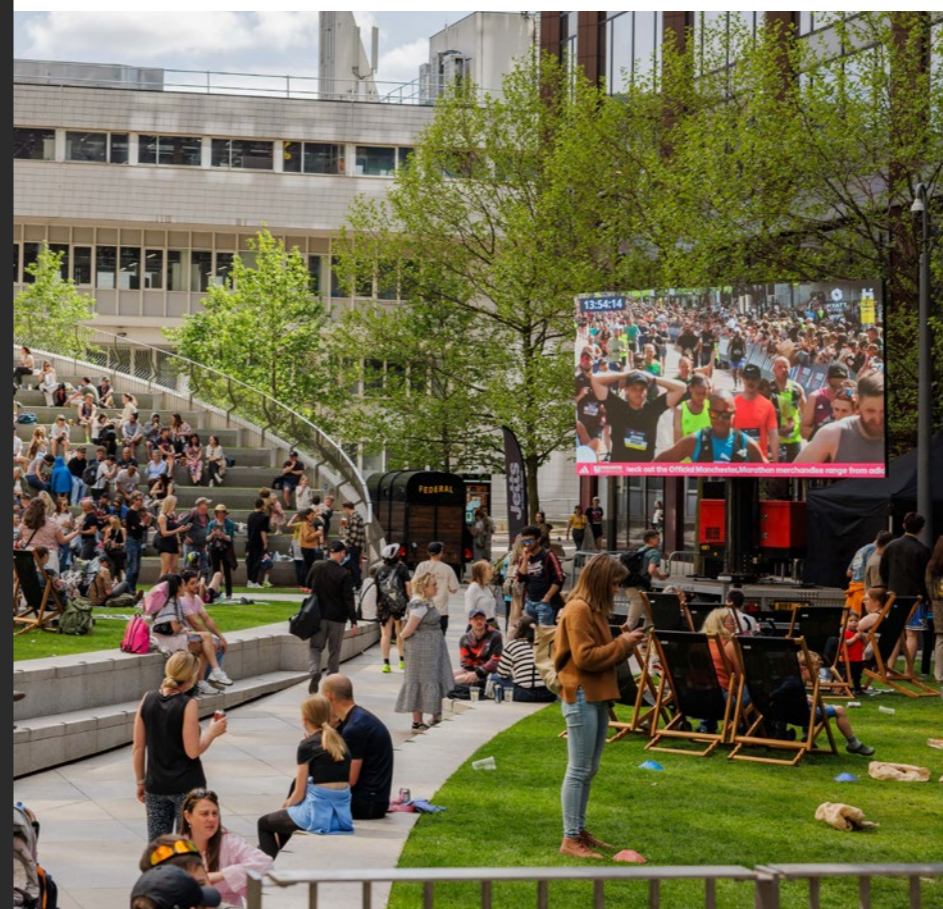
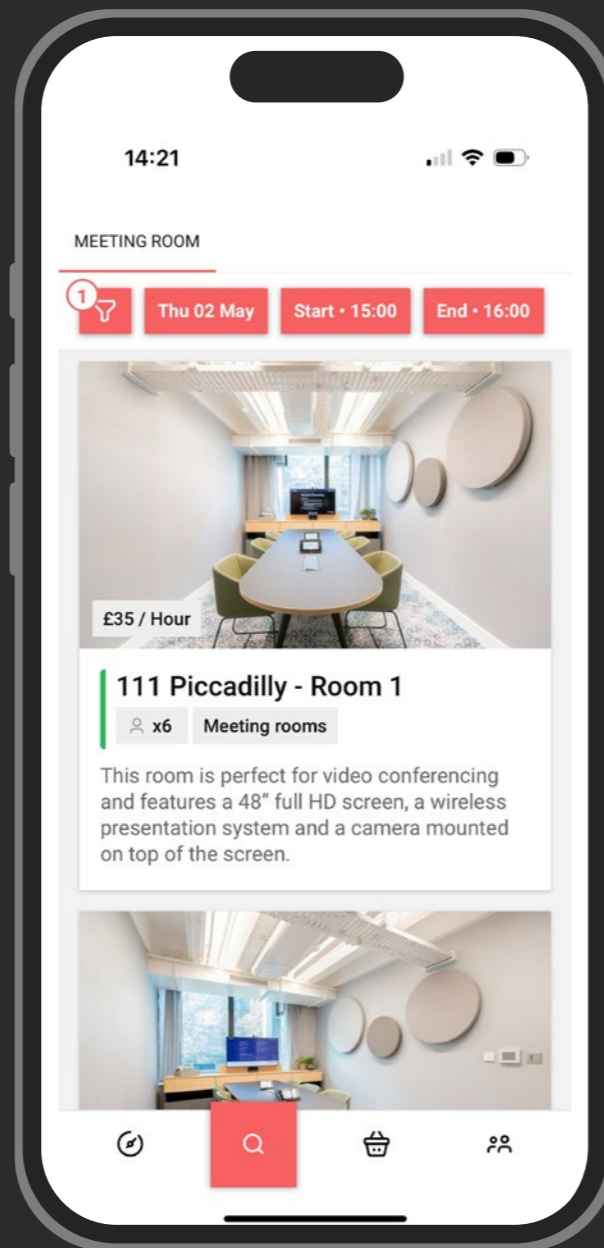
By being a Bruntwood customer you benefit from exclusive discounts at local retailers, meeting rooms and can RSVP to exciting events.

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:



Book a viewing today

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Bloc

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bruntwood
SciTech



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