



111 Piccadilly

A place shaped by connection



Connecting people,
place and possibility.



A true gem

Everything at 111 Piccadilly is tailored to you and your needs.

Designed specifically to enhance your everyday by giving you control over your work environment and your wellness, this really is the smartest workspace around.



Next door to Piccadilly train station



Smart-enabled building top to bottom



On-site customer service



Full amenity access across all Bruntwood SciTech workspaces



Bike store



But the innovation doesn't stop there. Within these walls, and beyond, digital art installations inspire, and community-building events bring pioneering innovators.

With coworking and leased offices all under one roof, 111 Piccadilly gives you the flexibility to discover or create the workspace that works best for you.



Community events programme



Access to our innovation & growth business support

One seriously smart workspace

Bringing calm, connection and wellbeing into the working day.

At the heart of the ground floor, the café and garden-view spaces take inspiration from the calm, restorative feel of an urban courtyard. Natural materials, layered planting and softer textures create an environment that feels welcoming and relaxed, whether for informal meetings, quiet moments or a change of pace during the day.

Designed to support social connection and everyday wellbeing, this is a space with real purpose. From morning coffee to more informal conversations, it brings the benefits of a greener setting into the flow of working life.







^ Lounge



**Second
City
Coffee**

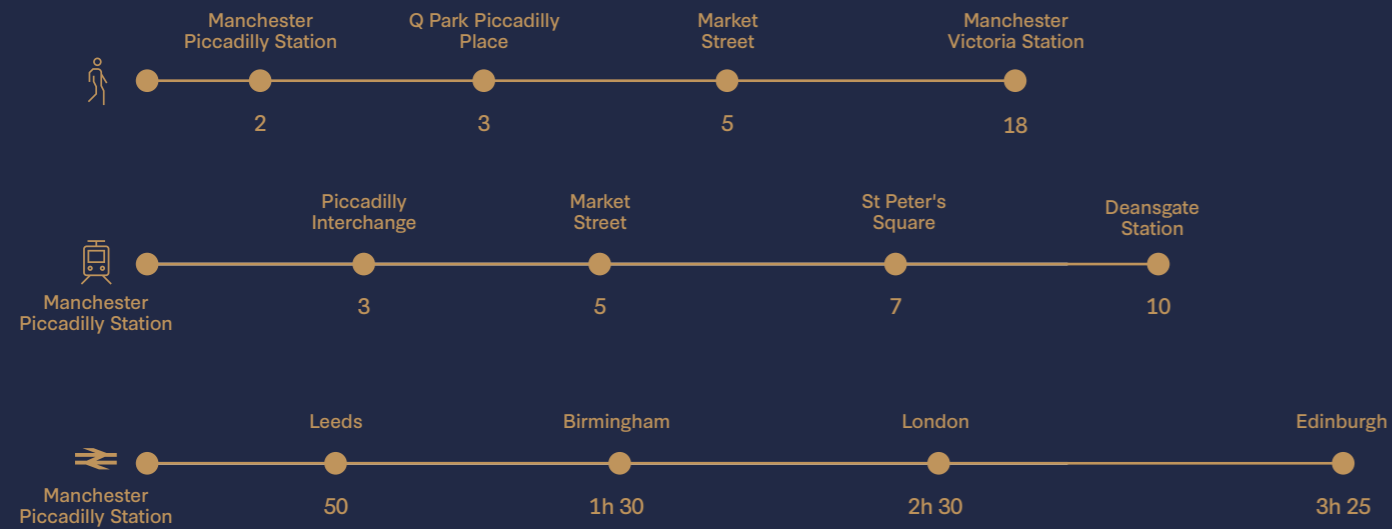


-  Community events programme
-  Thoughtful breakout areas
-  Second City Coffee
-  Meeting rooms



One address.
Every connection.

Central to Manchester, connected to everywhere



Walk / tram / train times (mins)



111 reasons to stay connected

111 Piccadilly sets a new standard for connectivity.

Positioned directly next to Manchester Piccadilly Station, it places your business at the centre of a powerful national and international network. For modern businesses, that level of access is more than a convenience. It is a genuine competitive advantage.

With direct connections to major UK cities including London, Birmingham, Liverpool and Leeds, the building is exceptionally well placed for teams, clients and partners on the move. Manchester Airport is also just a short train journey away, making international travel and hosting global visitors feel seamless.



2 MINUTES

Walk to Manchester Piccadilly station



2.5 HOURS

By train to London Euston



14 MINUTES

By train to Manchester Airport





Our customers become our story

“

Ten years ago, Roscoe started as just me in serviced space at 111 Piccadilly. Now, we're a team of 18, and Bruntwood SciTech has been key to our growth. Our flexible workspace at 111 Piccadilly gave us the city-centre presence we needed, attracting top talent and taking away office headaches so we could focus on our clients and core business.

The flexibility and constant improvements of Bruntwood SciTech's spaces were a big reason stayed at 111 Piccadilly for eight years. When we outgrew our office, moving within their portfolio was incredibly smooth, making our expansion effortless.

Beyond the space, the amazing onsite customer service and community have made a huge difference to our team; they all know us by name, which is fantastic. We know if we need to move again as we grow, Bruntwood SciTech will make it just as easy.”





^ Coworking space



^ Flexible meeting rooms

Coworking space

Ideal for freelancers, start-ups and mobile workers, our coworking spaces at 111 Piccadilly are perfectly designed and segmented for comfort, concentration and collaboration.



High-spec, flexible meeting rooms



Breakout areas



Tea and coffee facilities



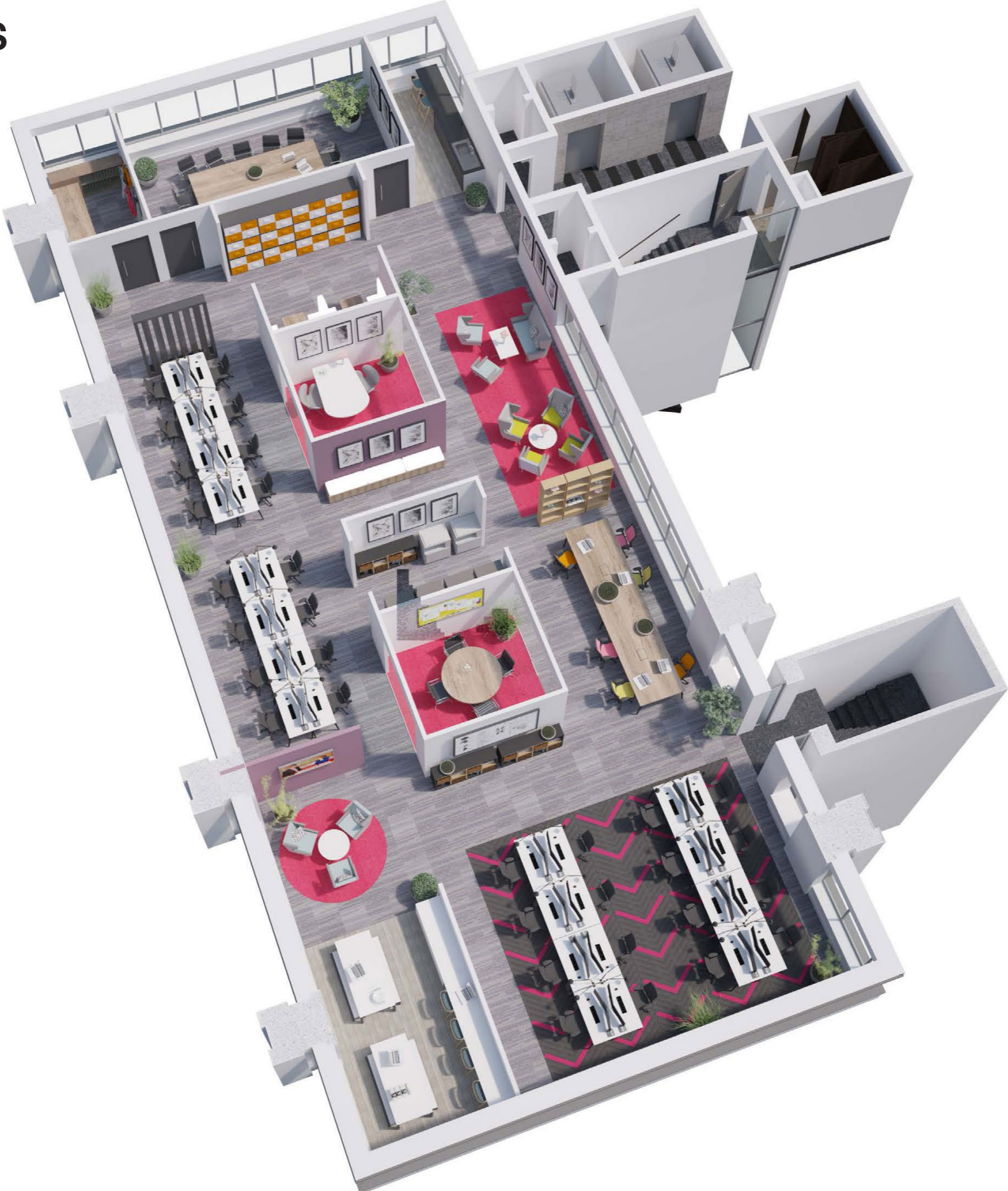
Leased workspace

FLOORPLAN

Leased workspace - bespoke to your needs

Here's an example of a full floor workspace; this can be completely redesigned to suit you.

Total office space:
3,480 sq ft



 **32**
Fixed desks

 **12**
Hot desks

 **3**
Breakout spaces

 **3**
Meeting Rooms

 **1**
Kitchen areas



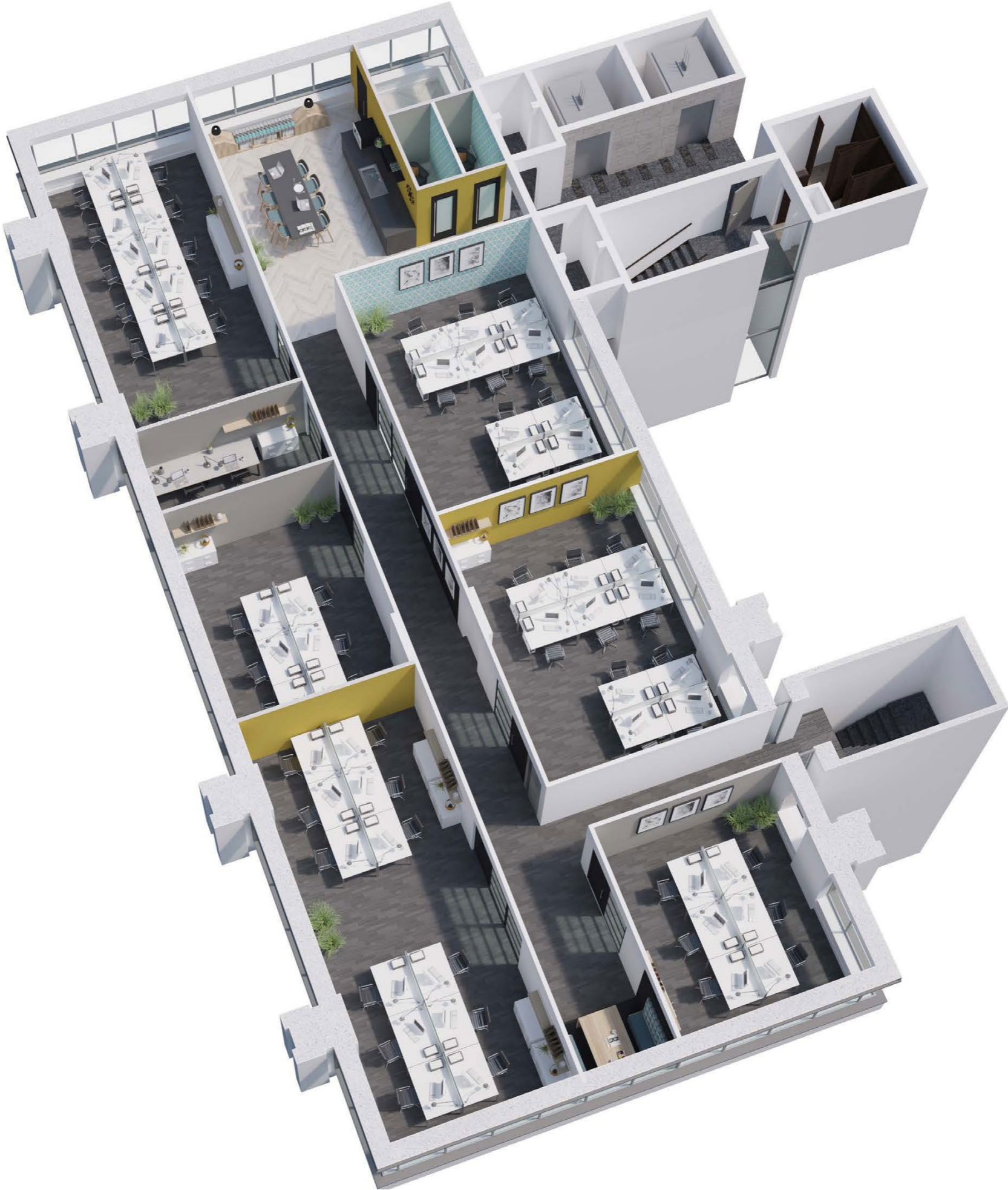
Serviced space

FLOORPLAN

Serviced offices

Our serviced offices are ideal for teams spanning 2-66 people. Everything you need to get up and running is included, with an optional phone package available


Total office space:
50,148 sq ft



 **100mbs**
Speed of superfast internet

 **7**
Serviced Offices

 **1**
Phone rooms

 **1**
Kitchen and breakout area

 **1**
Meeting areas

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 fit out 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


 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



At the centre of it all

Eating & Drinking

- 1 Malmaison Manchester
- 2 Lock 84 Restaurant & Bar
- 3 Meat Exchange
- 4 Store Street Exchange
- 5 Ducie Street Warehouse
- 6 Diecast
- 7 Bar Shrimp
- 8 Gooley
- 9 Nell's Pizza
- 10 Freight island

Shopping & Leisure

- 1 Morrisons Daily
- 2 Uniqlo
- 3 Alo
- 4 Ralph Lauren
- 5 Apple Store
- 6 Fred Perry
- 7 Afflecks
- 8 Selfridges
- 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

Connected to the heart of Manchester

Located in the absolute heart of Manchester, 111 Piccadilly is the city's best-connected workspace, situated directly next door to Piccadilly Station.

This prime location offers unbeatable national access right on your doorstep, with super-efficient tram and bus networks also just a stone's throw away.

Beyond unrivaled connectivity, you are central to Manchester's buzzing retail, dining, and social hotspots, including Market Street, The Northern Quarter and the Arndale Centre.



^ Piccadilly Station



^ Posie

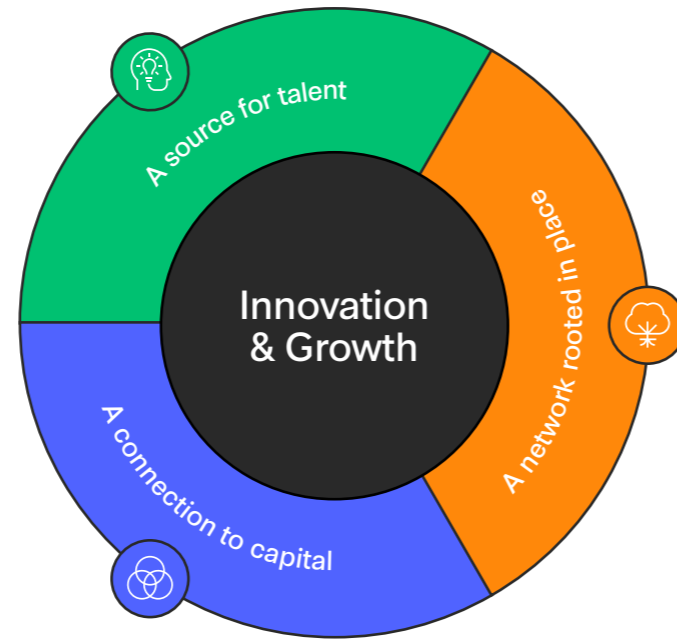


^ King Street

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.

5.6M

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

28 city centre innovation hubs and **10** campuses

5.6m 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 **2033**



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



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.



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



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



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.

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

View our **Sustainability Brochure**



Amenity at your fingertips

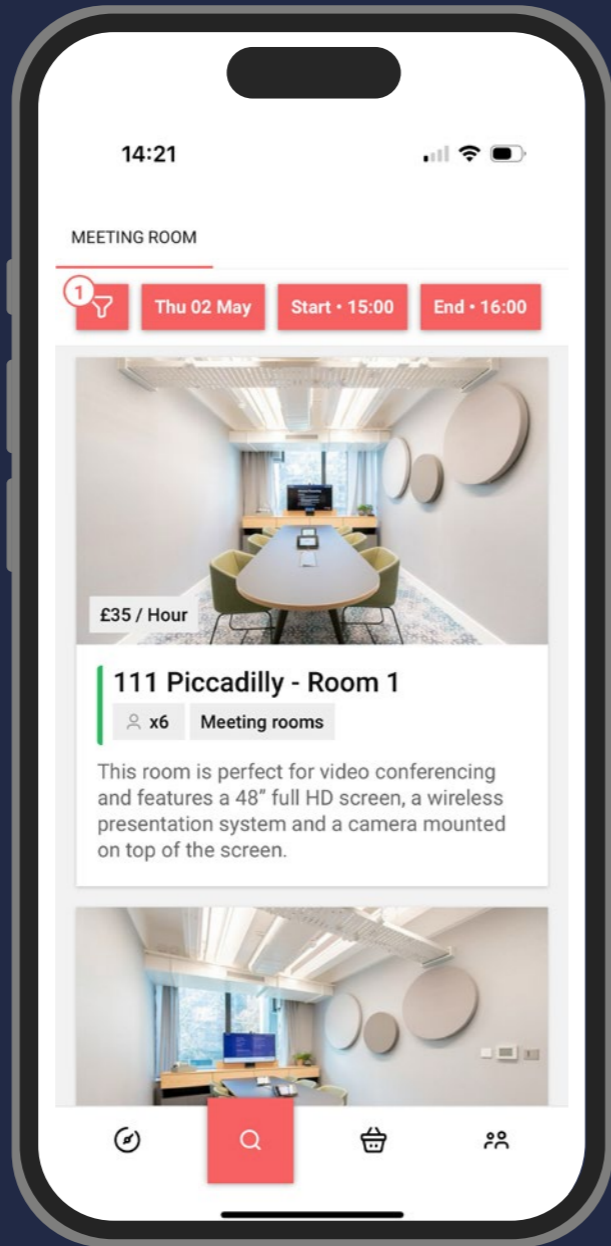
By being a Bruntwood customer you benefit from exclusive discounts at local retailers, meeting rooms and can RSVP to exciting events.

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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111 Piccadilly

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bruntwood
SciTech



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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.



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