

bruntwood
Works



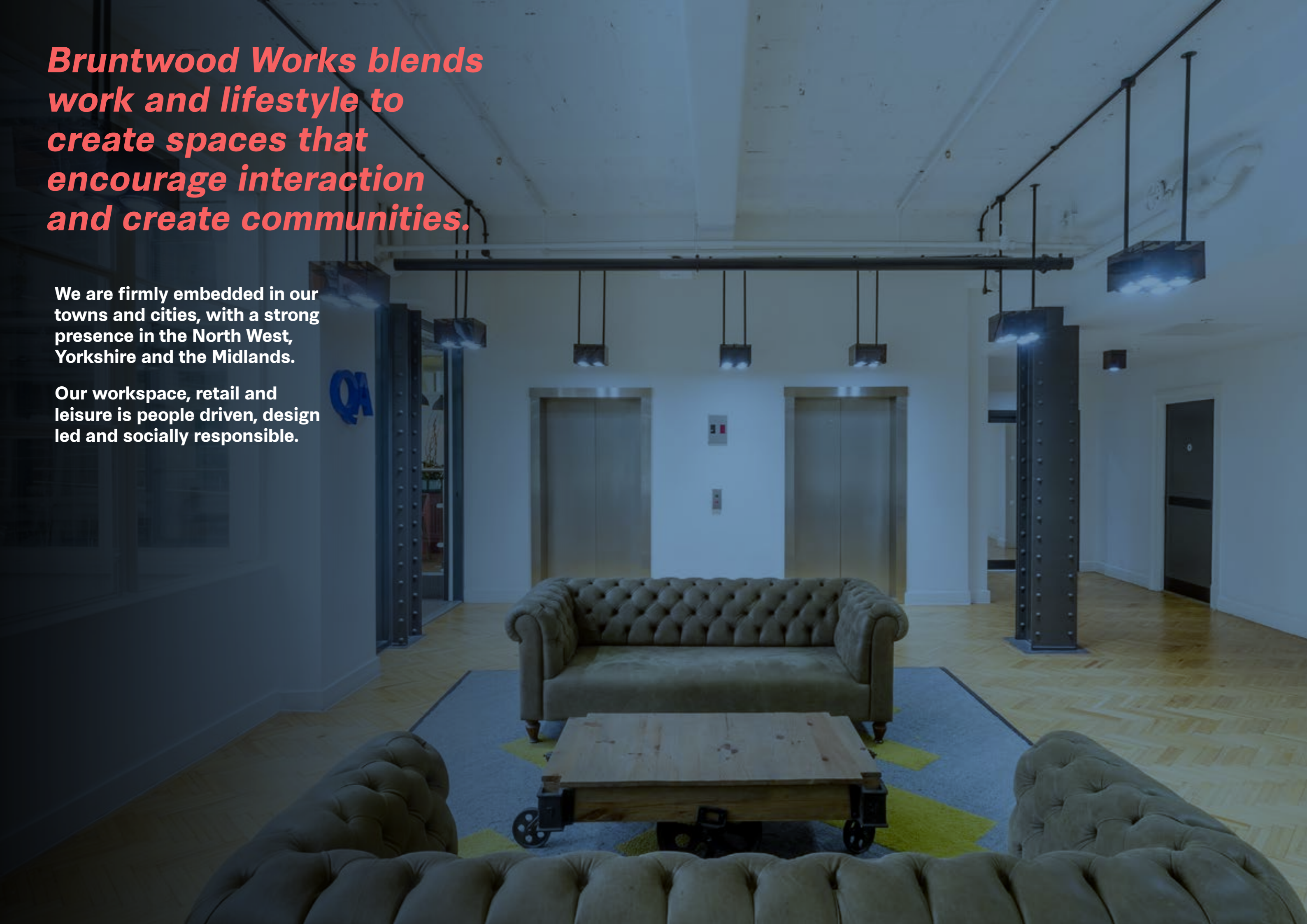
ST. JAMES'S
BUILDINGS

St James's

Bruntwood Works blends work and lifestyle to create spaces that encourage interaction and create communities.

We are firmly embedded in our towns and cities, with a strong presence in the North West, Yorkshire and the Midlands.

Our workspace, retail and leisure is people driven, design led and socially responsible.



A sense of history

The building dates back to 1912 and celebrated its 100 year centenary in June 2012. It is Grade II listed and considered to be one of the finest period properties in Manchester.

It was purpose built in 1912 as the headquarters for the Calico Printers Association (CPA), an organisation founded in 1899 through the amalgamation of 46 textile printing companies and 13 merchants.

Upon completion, St James's was reported to have over 1,000 rooms and one mile of corridors. Under the management of the CPA, the entire 9th floor was given over to senior executive toilets.

St James's has a canal that runs underneath it and was at one point a famous theatre and music hall, home to the famous Tiller Girls and their infamous dance routines.



The longest standing customer at St James's is 'St James's Safety Deposit Co Ltd', who at 100 years of residency also celebrated their centenary in 2012.

The offices at the front of the building originally had coal fires. In 1949 and there were over a million phone calls from all over the world plugged into the switchboard on the top floor.

The Calico Printers Association original oak-panelled boardroom has been retained on the first floor of the building and is now available to hire as an on-site meeting room.



Make an impression at iconic St James's

St James's is an iconic Grade II listed building in a prominent location on Manchester's busy Oxford Street.



From the outside, this iconic period property stands as a monument to Manchester's industrial past. But on the inside, the future is being built today.

Dating back to 1912 and originally the headquarters of the Calico Printers Association, it is widely considered to be one of the finest period properties in the city, with a grand Portland stone frontage that is over 300 ft long and 166 ft high.



The office facilities have been comprehensively refurbished, providing high quality spaces with personality, as well as amenity.

As part of the innovation district, St James's fosters open collaboration, growing talent and offers mixed use of office and retail within the building.

This landmark building is a unique example of how Manchester's historical industrial past has been transformed into a vibrant, modern and forward thinking home for the next generation of the city's businesses.

St James's gives forward-thinking companies the space they need to succeed and grow. A space that you can really make your own. And the perfect home for those that like to think big.

Be an integral part of this thriving and vibrant community. Be connected to a network right on your doorstep.

Be part of something bigger.



Typical floor plan




This is an example of a 9,500 sq ft space with suites that can be tailored to suit the needs of your business.

- Number of workstations **92**
- Number of breakout spaces **8**
- Number of quiet pods **4**
- Number of kitchen / dining areas **1**



 [Explore the space](#)



-  **1** Dedicated reception
-  **6** Meeting rooms
-  **3** Hot desks

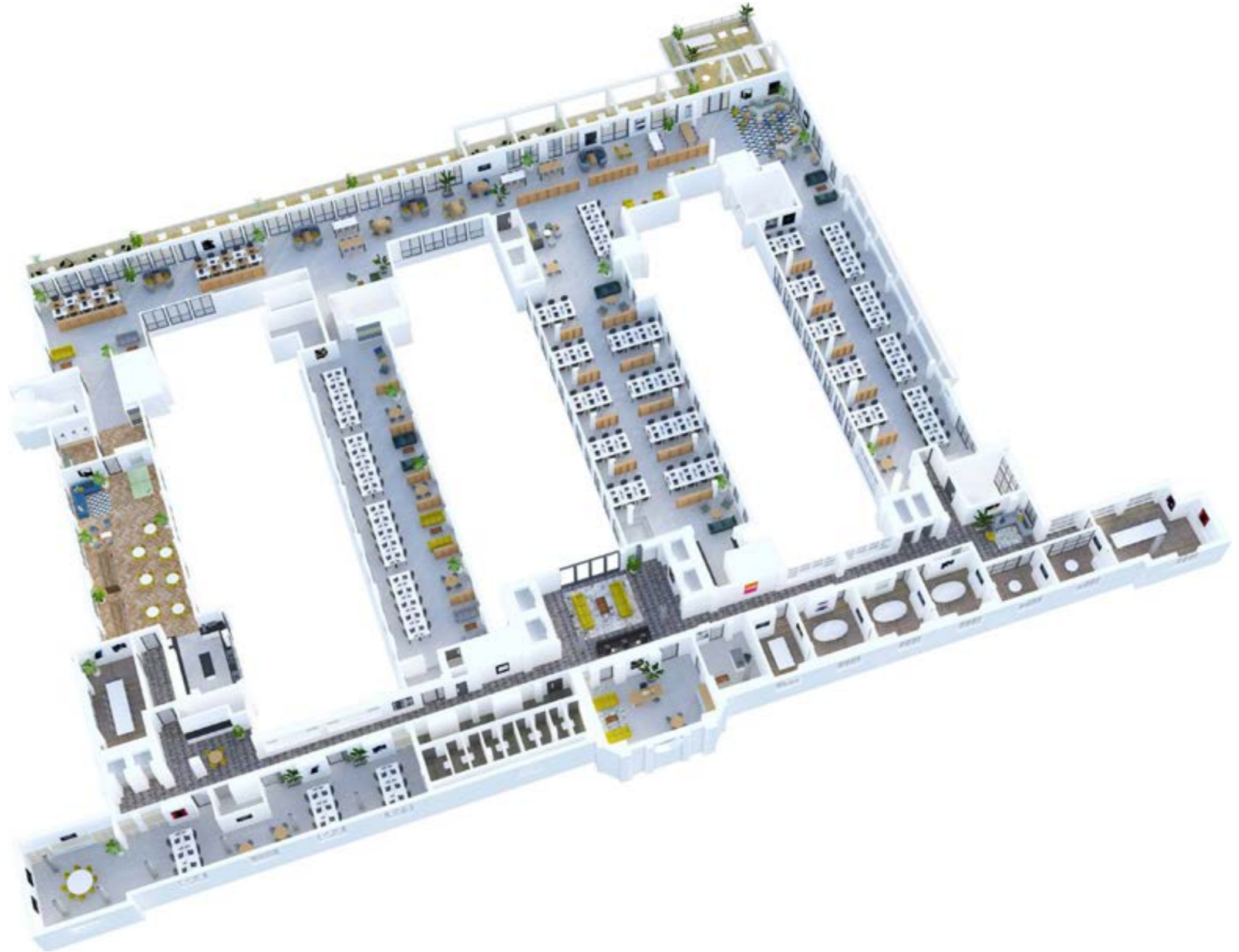
Suite spec:

- Original parquet flooring
- Exposed air conditioning
- LED pendant lighting
- High ceilings
- Industrial look and feel
- Natural ventilation

Typical floor plan

This is an example of a full floor
19,123 sq ft space.

Number of workstations	200
Number of breakout spaces	16
Number of kitchen / dining areas	3
Number of private roof terraces	1



-  **1**
Dedicated reception
-  **7**
Private offices
-  **16**
Meeting rooms



Working in the innovation district

Working at St James's means arriving at one of Manchester's most magnificent buildings, historically a place of unity and collaboration, this is an ethos that we have reignited.

St. James's couldn't be in a better place if it tried.

Located on the buzzing Oxford Street Corridor and bordering St Peter's Square and the University district, your spoilt for choice when it comes to leisure and culture.

Head down to Bondobust for lunch, take a trip to Hatch, or go for a walk around the newly re-developed St Peter's Square just around the corner. Amongst the libraries and art galleries, you'll find your fair share of restaurants, bars, photographers and even the odd film crew!

The area is also abundant with transport connections, 3 close-by tram links, countless bus stops and two nearby train stations.

Plus, 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.



In fact there's a lot we can take from its history. Today, as when it was built, the customers within St James's diversify the neighbourhood and fill it with skilled and creative individuals and businesses.

Stretching out south from St Peter's Square in the city centre, the Oxford Road Corridor is Manchester's innovation district and is a destination with a unique concentration of knowledge, business and cultural assets.

This area is at the heart of Manchester's knowledge economy. With specialisms in life sciences and advanced materials, it is a recognised centre for science, R&D and the commercialisation of ideas and innovation.



Ditto Coffee shop



Drying facilities



Bike store



Showers



Hair Dryers



Close to metro link and rail connections



Bike racks



Catering room and networking space



A wide selection of food outlets on your doorstep











Room to grow in a spacious, flexible workspace





Transport & Connectivity

-  **20 minutes by car**
to Manchester Airport
-  **Six car parks**
within a 10 minute walk
-  **Europe's best**
connected public transport route
-  **Direct connections**
to all major rail networks
-  **10 minutes walk**
to Piccadilly Train Station
-  **2 minutes walk**
to Oxford Road Train Station
-  **4 minutes walk**
to St Peter's Square Metrolink Interchange
-  St Peter's Square provides direct routes
to Victoria Station, Piccadilly Station,
Manchester Airport, East Didsbury,
Altrincham, MediaCityUK, Ashton-under-
Lyne, Bury and Rochdale Town Centre.

Restaurants / Bar

- | | |
|-------------------|-----------------------|
| 01 Fumo | 10 YES |
| 02 Gorilla | 11 Rudy's |
| 03 Fumo | 12 Albert Schloss |
| 04 Nando's | 13 Revolucion de Cuba |
| 05 Refuge | 14 Dirty Martini |
| 06 Five Guys | 15 Wood |
| 07 Navarro Lounge | 16 Street on 1st |
| 08 Mowgli | 17 The Gas Works |
| 09 Brew Dog | 18 Indian Tiffin Room |

Cafes / Coffe Shops

- | | |
|-------------------------|------------------------|
| 01 Ditto Coffee | 07 Friska |
| 02 Nudo Sushi Box | 08 Pret a Manger |
| 03 Leaf | 09 Takk |
| 04 Chango's Burrito Box | 10 R&V |
| 05 Starbucks | 11 Caffé Nero |
| 06 Costa Coffee | 12 The Eighth Day Cafe |

Points of Interest

- | | |
|------------------------------|---------------------------|
| 01 Palace Theatre | 06 HOME |
| 02 Dog Bowl | 07 RNCM |
| 03 The Deaf Institute | 08 Manchester Academy |
| 04 Manchester Aquatic Centre | 09 Bridgewater Hall |
| 05 Manchester Museum | 10 Manchester Art Gallery |

Hotels

- | | |
|------------------------|-----------------------|
| 01 The Midland | 04 Crowne Plaza Hotel |
| 02 The Principal | 05 Staybridge Suites |
| 03 Holiday Inn Express | |

Shops

- | | |
|----------------------|---------------|
| 01 Tesco Express | 04 Co-op |
| 02 Sainsbury's Local | 05 Utility |
| 03 Tesco Express | 05 Blackwells |



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

FREE
access to
business
support
programme
Spark

Key features



Flexible contract



Design your own space



Your own, private office



All inclusive

Whether you are a start up looking for a short term lease, or an established business looking for a quick and easy office move, All Inclusive is the choice for you.

All Inclusive offers a fixed priced office product that wraps your rent, service charge, insurance and electricity into a single cost, that will remain the same throughout your full term, with no hidden fees.

Our simple and customer-friendly lease also ensures a simpler and quicker move in process.

Included as standard:

One bill for rent, property costs and electricity

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 Collective membership

Free events programme

On-site customer service team

Free access to business support programme Spark by Bruntwood Works

Add ons:

On-site car parking

Key features



Quick & simple



Fixed Price



The Collective Membership



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

-  Choose layout
-  Colour options
-  Choose fit-out

Design & Fitout

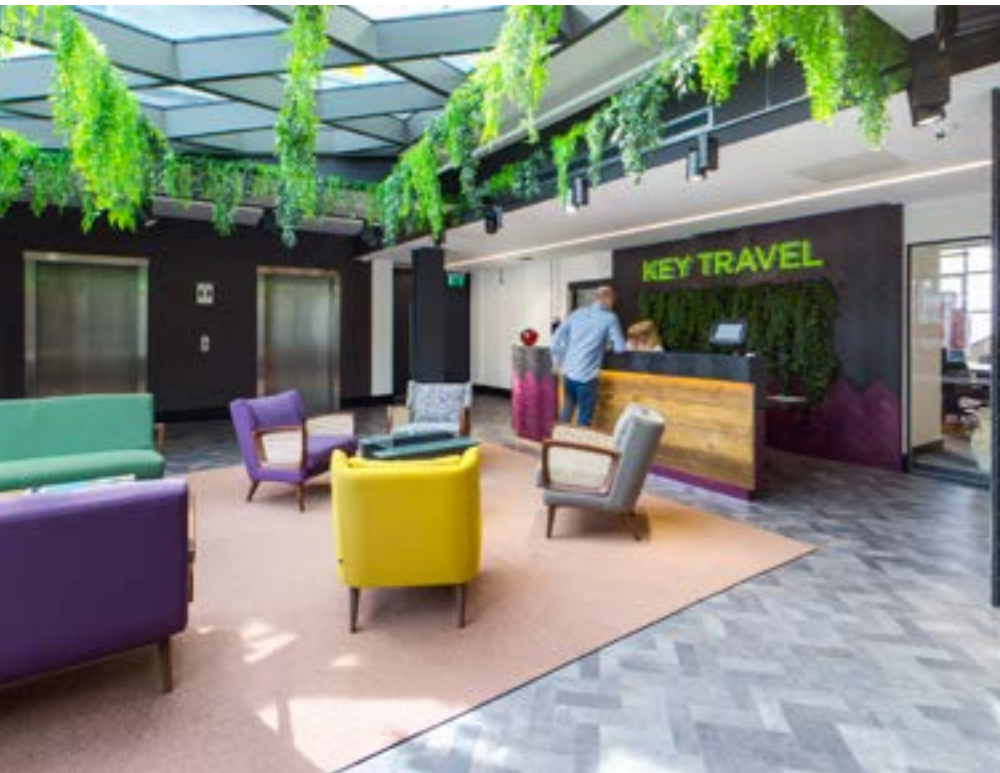
If you choose us to complete your fit out, we'll create your space before you lease starts so you won't be paying rent on a space that's not ready.

We can offer you a blank canvas to make your mark and create a workspace that is uniquely yours. Armed with a vision and a collaborative approach.

You'll have the ability to build a unique space to your tastes and specifications, as well as the freedom to choose packages from our internet and telephone providers or bring in your own.

Our in-house design team can offer advice on office layout and even provide a hands-on managed fit-out service to give you the office you deserve.

Here's some we made earlier...



**FREE
access to
business
support
programme
Spark**



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.



The Collective

Being part of the Bruntwood Works community gives you access to over 50,000 incredible people across Manchester, Liverpool, Cheshire, Leeds and Birmingham (including our own team).

This means that whatever you need - business advice, collaboration opportunities, someone to run that charity 5k with - it's likely someone with the skills or knowledge is only a chance kitchen encounter, an event, an introduction or a click away via our exclusive online platform.

Together, we live, work, learn and play in the places we proudly call home, coming together and collectively harnessing the power of partnerships to grow, collaborate and reach our full potential.

Our digital community

As well as being connected through our teams, events and business support, our exclusive online platform enables you to be connected to the wider Bruntwood Works community. You can have fun, collaborate, get to know your neighbours, find or list opportunities, join events, and take advantage of exclusive offers and experiences from Bruntwood Works retailers and partners - all at the tap of a finger.



Meet people

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



Seek opportunities

You don't have to look far to find businesses and people who could be interested in the work you do and in collaborating with you. The help and support you need to grow and succeed could be just around the corner.



Explore events

There's a world of opportunity outside your workspace ready to be explored. Join a creative workshop, learn some new skills, or build your network at a business event and have some fun. Go see what's happening in your building and in your region.

Find out more at
collective.brunwood.co.uk

***The ultimate goal
is to leave our
towns and cities
in a better
place than we
found them.***

Net Zero Carbon

Committing to a sustainable future

We take creating sustainable environments seriously as we know that we can only fulfil our purpose of 'creating thriving cities' if we can deliver sustainable and environmentally-conscious spaces.

We were the first commercial property partner to sign up to the Green Building Council's Net Zero Carbon Commitment pledge, which aims for new buildings to be net zero carbon by 2030 and older buildings the same by 2050.

We are committed to leading the way with sustainability and we have a range of initiatives in place from waste disposal to using smart technology and using renewable energy to promoting sustainable transport, all with the aim of becoming a more sustainable business.

Our commitment to Net Zero Carbon is one of the reasons we're championing sustainable practices, and it's why we've created a specific set of science based targets to monitor our emissions.

The Carbon Trust helped us define these targets through a process that assessed global emissions, the emissions produced by the property sector, and how much of those emissions we are responsible for. Then, they can estimate how big that portion will be by 2050. By putting our targets in place, we can monitor and improve our output more efficiently.

We've introduced other measures in the fight against global heating, too:

Smart buildings strategy

We're introducing algorithmic learning into our buildings. Sensors will gather data about heating, lighting and motion to help us use energy more efficiently.

Solar panelling

We already have solar panelling on many of our buildings, but we're stepping up our commitment to solar power by installing batteries to store energy for later use.

Waste processes

Our partnership with B&M Waste is the first step in diverting 100% of our waste from landfill.

Water audits

Reducing water usage saves energy, helping to lower carbon emissions. That's why our Utilities team has carried out water audits across the estate. So far, they've been able to save two Olympic sized swimming pools worth of water per month.

Riser adoption

We're transforming the way we use electricity in our buildings, using specialist risers and voltage optimisation. These measures help us regulate, clean, and condition the incoming power supply, leading to lower energy usage.



In line with the Misrepresentation Act 1967, Unfair Contract Terms Act 1977 and The Property Misdescriptions Act 1991, Bruntwood Works Limited gives notice that:

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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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For more information please call us
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