

Union



RE-IMAGINED RETAIL

Manchester City Centre
Hospitality opportunity

bruntwood
Works

Bring your ideas to life



Bruntwood Works creates and manages some of the most innovative retail and leisure spaces across Manchester, Liverpool, Cheshire, Leeds and Birmingham. Our team of specialists work with over 150 operators including independent shops, restaurants, bars, cafes and street food traders as well as national retailers, gyms, and hotels.

We're here to help make your vision a reality

From new concepts to the tried and tested, we provide a bespoke service offering flexible opportunities in vibrant places to enable your business to engage, thrive and grow.

Visionary

We're a team of forward-thinking retail and leisure experts with a track record in creating industry firsts. We love the pace and constant change created by our industry, which is why we work with both leading brands and promising entrepreneurs with fresh ideas.

Relationship focussed

We'll collaborate with you to find the perfect fit for your retail or leisure business. We carefully align your brand with the perfect destination, space and support.

Invested in you

We know what it takes to create successful retail and leisure brands. All of our spaces and destinations provide ideal conditions to launch new concepts. Our products and services scale flexibly as you grow, meaning you'll always be in the perfect place.



Union

Albert Square, Manchester, M2 6LW, UK



Bruntwood Works is delighted to present a new opportunity to the market for a 3,477 sq ft restaurant at Union in Manchester City Centre.



Planning permission is set to be submitted in August 2021, with development works to follow. Works are projected to complete in December 2021.

Previously operating as an Italian wine and eatery, our reinvention of this space would suit a fine or casual dining establishment. The space will provide 3,477 sq ft GIA of ground and lower ground accommodation, with an attractive outdoor seating area overlooking Lincoln Square and Albert Square.



Union - Albert Square



3,477 sq ft

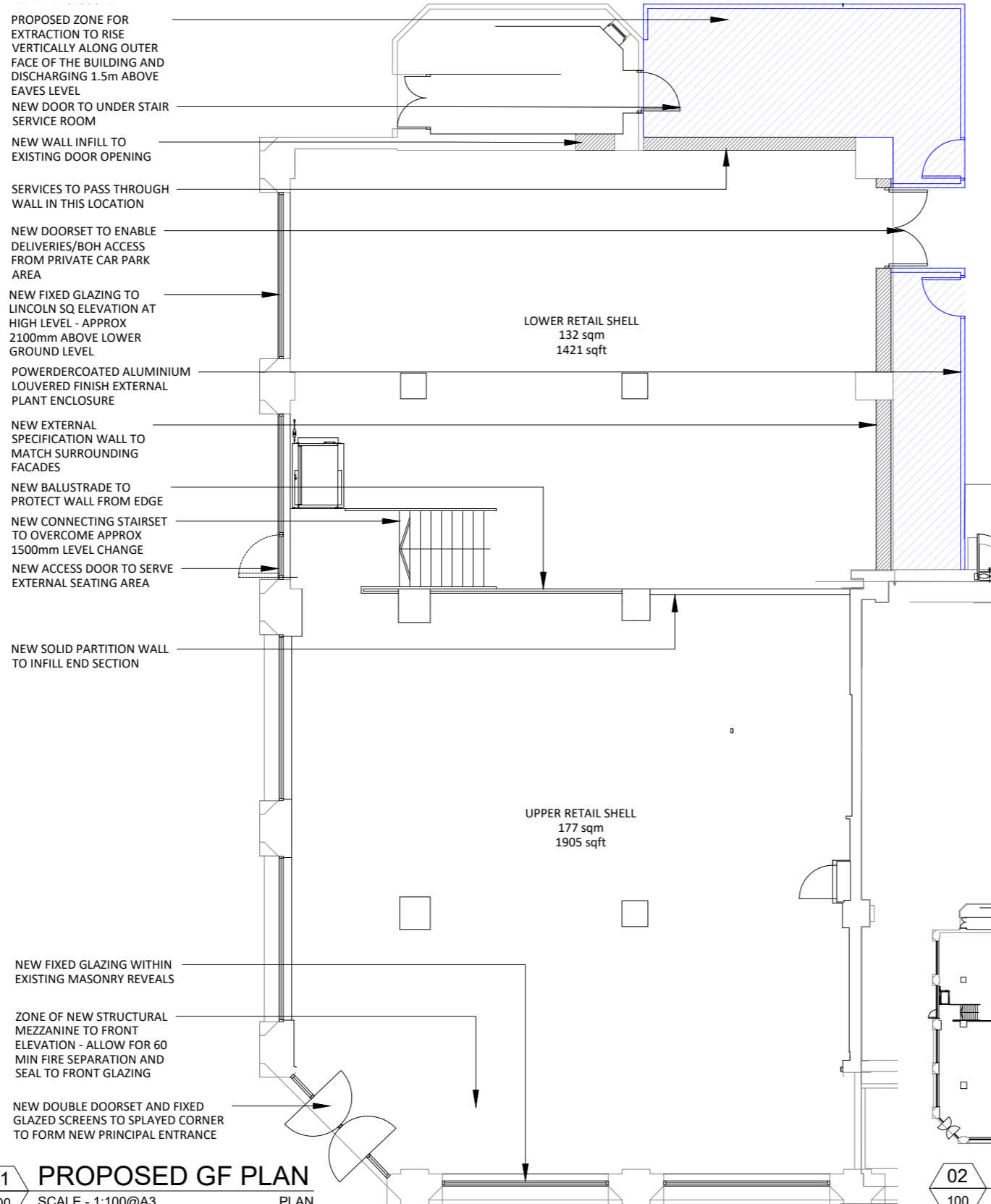


£95,000 pa

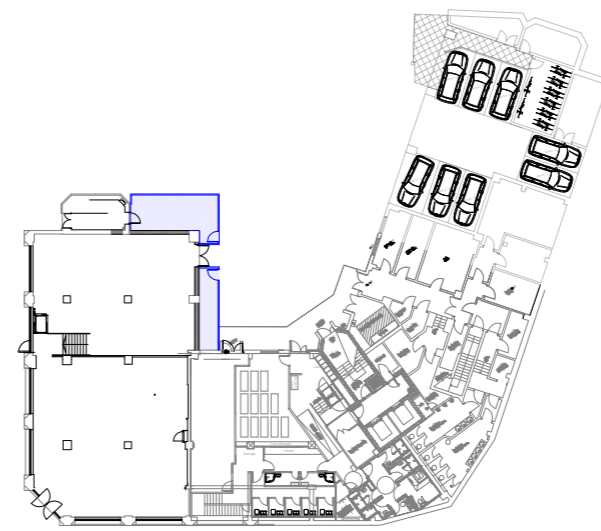


Outdoor seating

Indicative floorplan



01 PROPOSED GF PLAN
100 SCALE - 1:100@A3 PLAN



02 PROPOSED GF BUILDING PLAN
100 SCALE - 1:500@A3 PLAN

An opportunity in the heart of the city

Located on the corner of Brazennose Street and Albert Square within two minutes walk of Deansgate and Spinningfields, Union offers a fantastic position in the city's commercial centre.

The immediate and surrounding areas are a hive of activity all year round, with an abundance of office buildings and a 2 minute walk for a workforce of 22,000 in Spinningfields alone.

Throughout the year Albert Square is home to countless events, including Manchester International Festival, Manchester Jazz Festival, the Festejar Spanish Festival and of course the famous German Christmas markets, putting you at the centre of the city's cultural and festive celebrations.

Union's ground floor is also home to an exciting new café from Ditto Coffee, adding to a cultural enclave of hospitality in this corner of Manchester.



Eating & Drinking

- 1 Australasia
- 2 Alchemist
- 3 The Oast House
- 4 The Ivy Manchester
- 5 20 Stories
- 6 Hawksmoor
- 7 Grande Caffe Piccolino
- 8 Flightclub
- 9 El Gato Negro
- 10 San Carlo
- 11 Kala
- 12 BrewDog
- 13 Rudy's Pizza
- 14 Albert's Schloss

Shopping & Leisure

- 1 Selfridges
- 2 Harvey Nichols
- 3 Zara
- 4 Royal Exchange Theatre
- 5 Manchester Opera House
- 6 Albert Hall
- 7 Hilton
- 8 Midland Hotel
- 9 Central Library
- 10 Manchester Town Hall
- 11 Mcr Central Convention Centre
- 12 Radisson Blu



St Peter's Square
2 min



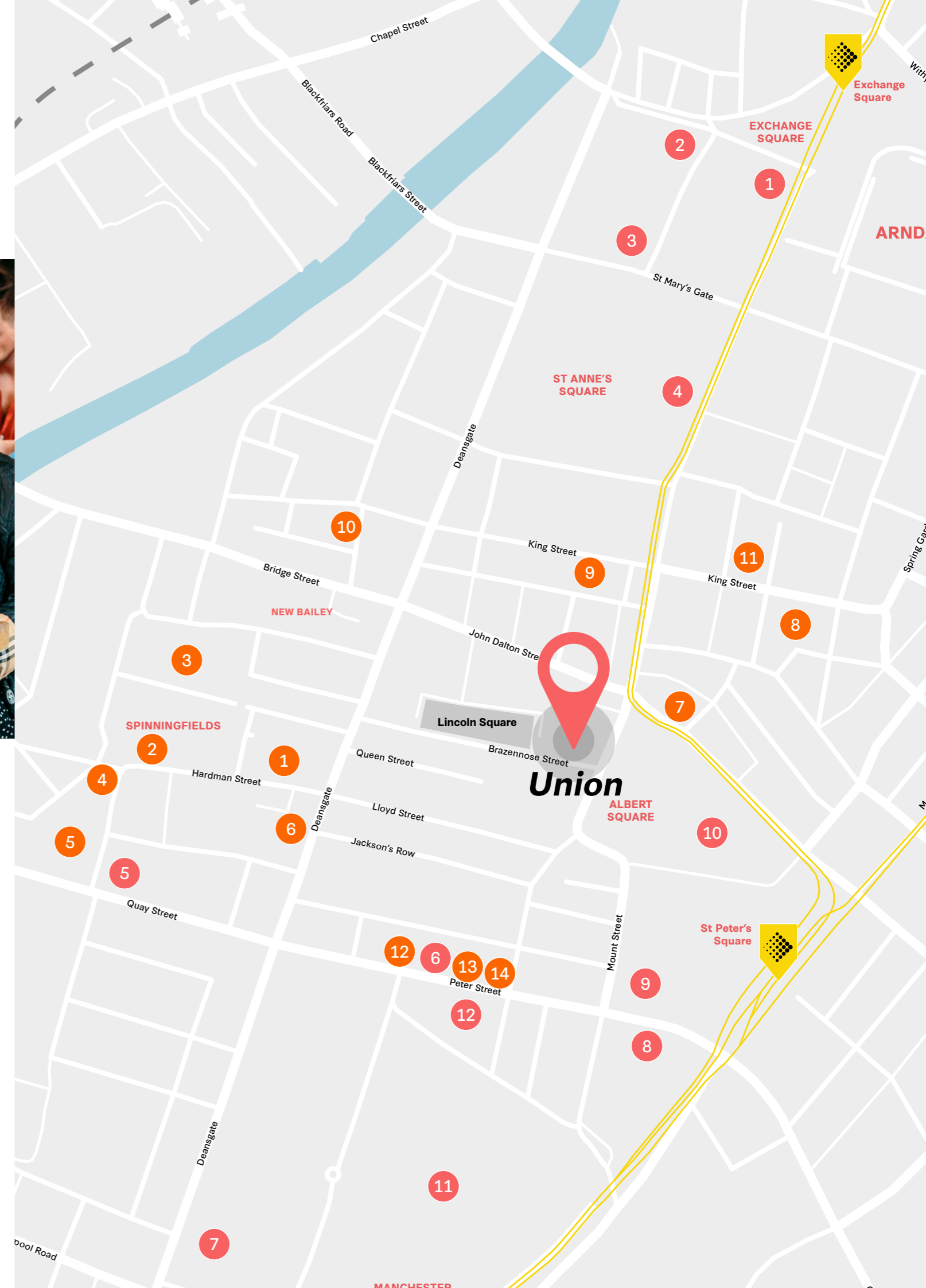
Manchester Piccadilly
5 min



Spinningfields
5 min



Exchange Square
7 min





Lincoln Square

The restaurant occupies a prime location on the corner of Lincoln Square, overlooking both this newly developed public space and Albert Square.

Lincoln Square is currently undergoing extensive works to deliver an enhanced public realm, featuring the reinstatement of the Peace Gardens formerly located in Manchester's St Peter's Square. The 1.7-acre area features a prominent statue of Abraham Lincoln which was moved to the site in 1986 from Platt Fields park.

The square is fringed largely by office buildings, including Bruntwood Works' Centurion House, The Lincoln and Cotton House, providing a highly captive community on the restaurant's doorstep.

Due to complete in summer 2021, the reimagined peace garden will provide a pocket of calm amongst the hustle and bustle of the city centre, linking Albert Square to Deansgate and Spinningfields.

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.

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