



# The Exchange

3 New York Street, Manchester M1 4HN

bruntwood





# Make an impression

Located on New York Street, in a prime business area close to Piccadilly and St Peter's Square, The Exchange has been completely refurbished and transformed both internally and externally to create over 40,000 sq ft of brand new offices over five floors.

Large floorplates with high ceilings offer spacious suites with plenty of light creating an attractive environment for staff to work.

You'll be spoilt for choice for amenities with The Alchemist, Grill on New York Street, M&S, Nudo Sushi Box and an abundance of other restaurants, bars, gyms and convenience stores on your doorstep.

## Building specification:

24-Hour access

DDA compliant access

On-site customer service team

Shower facilities

Superfast internet

Two 16 person lifts

Communal business lounge

## Suite specification:

Floor to ceiling glazing

Impressive floor to ceiling height - 3.6M

All air HVAC system

Pendant lighting

Natural light

Open plan spaces

Raised access floor

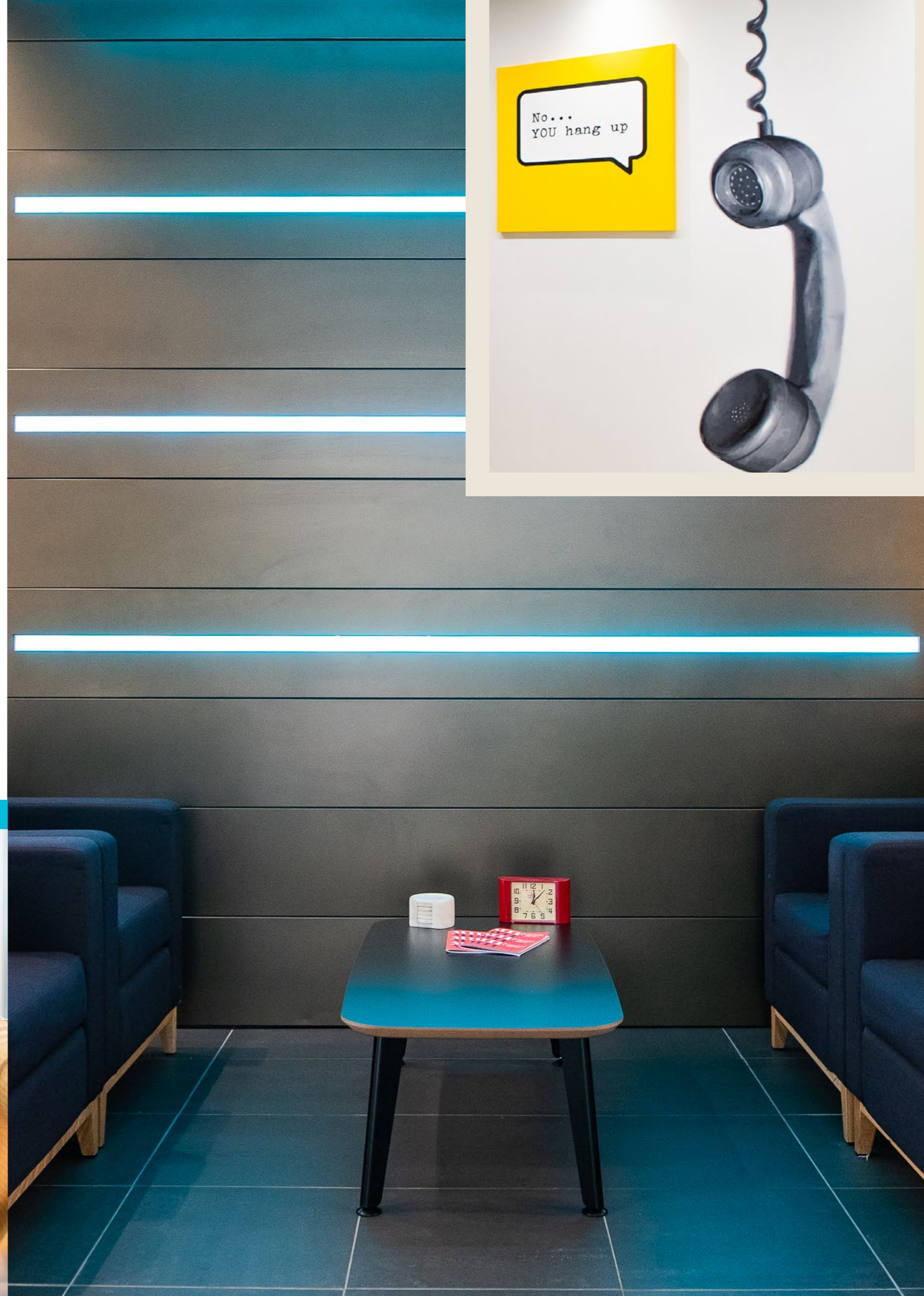
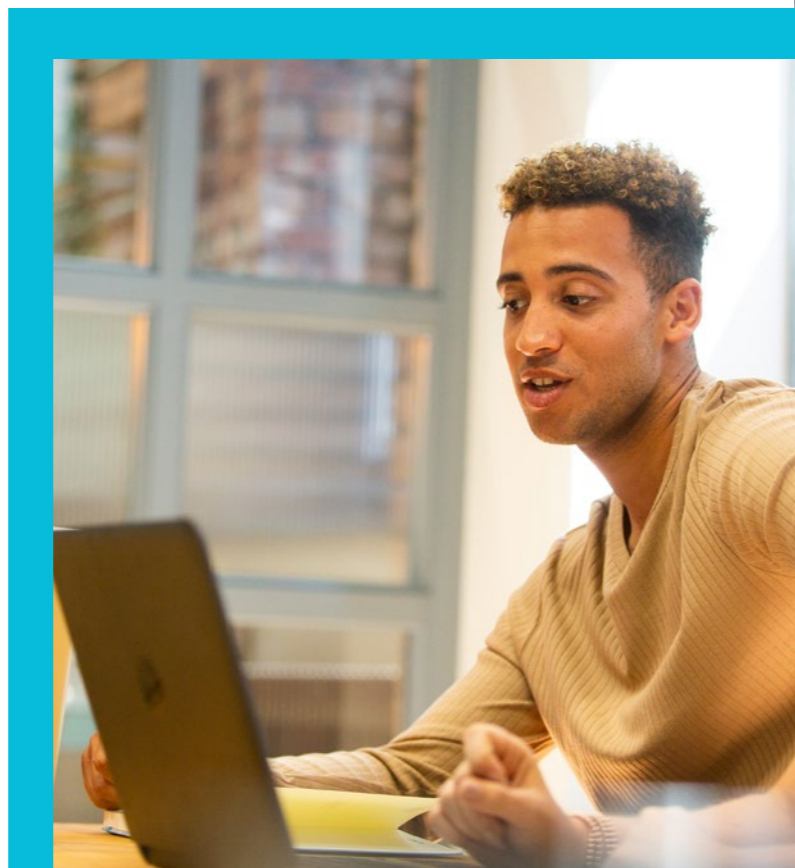


# Characterful and contemporary

Originally built in 1954, The Exchange was previously home to Manchester's telephone exchange and designed to provide secure communications in the event of nuclear war.

This historic building provides Grade A contemporary space with double height glazed frontage and all the benefits and convenience of high specification modern office accommodation.

There are plenty of convenient travel links with Metrolink tram stops at St Peter's Square and Piccadilly Gardens. The Piccadilly bus terminal is a one minute walk away and Manchester Piccadilly train station is within seven minutes walking distance.







# What's on offer?

Whether you're looking for a small all-inclusive office with a short term lease or a large suite where you can really make your mark, we can create a space that works for you.

## Leased

Lay the foundations for success and make your space your own with a Bruntwood leased office. Our flexible leases in landmark office buildings help you to choose the strategy that's right for your organisation. A leased office is perfect choice for the organisation that likes to take full control from the design and fit-out to your additional operational services.

### Ideal for:

Companies of any size that want to design and manage their own unique office space.

### What's included:

Run your office your way with the flexibility to add on an optional design and fit-out from Bruntwood

Private office

24/7 building access

Discount on Bruntwood meeting room bookings

## Made & Managed

We take hassle out of managing your office and let you put the focus back onto running your business. We design, create and fully manage your offices, all for a single monthly fee. You select a bespoke package of services and a fit-out that is reflective of your brand and personalised to the way you work. We help you manage these costs so that you don't have a huge upfront investment to get your office up and running.

### Ideal for:

Companies from 20+

SMEs, entrepreneurs

Ready to move in (turnkey) requirements

Short term space needs from project teams to swing space

Satellite offices

### What's included:

Private office

24/7 building access

Discount on Bruntwood meeting room bookings

Build a bespoke package of services such as services such as: cleaning, internet/telephone services, facilities management etc.

One single bill covering rent and services

A personalised fit out designed and project managed by a team of Bruntwood experts with no upfront capital cost



# Space designed around you

## Typical floor plan

This is a generic high density space plan of the 3rd floor comprising 8,202 sq ft.

Number of soft seating / breakout spaces	2
Number of reception & lounge areas	2
Number of kitchen areas	1



**8,202**

Total sq ft of office space



**128**

Workstations



**2**

Meeting rooms





# Space designed around you

## Typical floor plan

This is a generic creative space plan of the 4th floor comprising 8,355 sq ft.

Number of soft seating / breakout spaces	2
Number of visitor areas	1
Number of kitchen / dining areas	1



**8,335**

Total sq ft of office space



**62**

Workstations



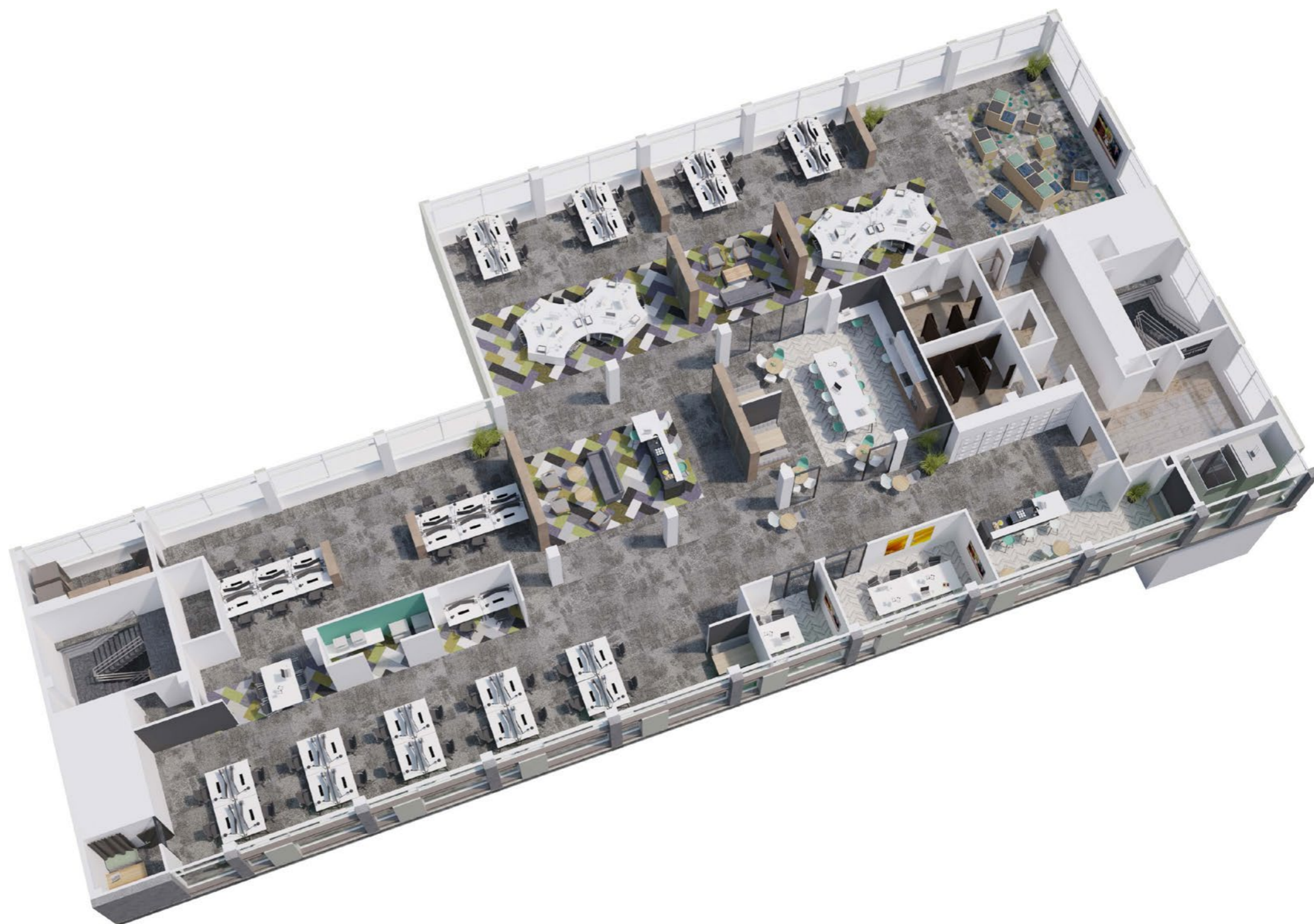
**3**

Casual meeting zones



**1**

Presentation area





# The bruntwood Collective

We know that a lot of your time is spent at work, so you want to make sure you're working from a stimulating and collaborative space.

And you don't just need that from your day-to-day office base. It can be the spaces, the buildings and the places around you. We can connect you to people and businesses throughout your building, your city and beyond.

We're creating vibrant communities across our buildings for you to join and enjoy; helping you, your colleagues and your business to thrive.

Take part in a wellbeing workshop or yoga class, devour some tasty treats at a FIKA for a midday pick me up, or immerse yourself in the lively city around you with access to innovative arts performances. We've got an extensive events programme providing business support and connecting you to like-minded organisations within our wide network across Manchester, Cheshire, Leeds, Liverpool and Birmingham.

And it's simple to join. You can access all of this and more through The Bruntwood Collective digital community.

## Meet - People

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

## Seek - Opportunities

You won't have to look far to find businesses and people who will be interested in your work and keen to collaborate. The help and support you need to grow and succeed could be just around the corner.

Join now at: [collective.bruntwood.co.uk](https://collective.bruntwood.co.uk)

## The Bruntwood Collective

The Bruntwood Collective is your exclusive online gateway that enables you to connect and collaborate with the community within your building and up to 50,000 customers across the entire Bruntwood group.

By signing up, you'll be able to meet a network of innovative and interesting people, seek opportunities to support you and your business, explore events taking place across all our regions and get access to experiences and competitions across the north and the midlands.

## Explore - Events

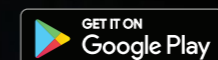
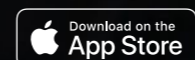
There's a world of opportunity right outside your workspace and it's ready to be explored. Join a creative workshop, learn a new skill, or build your network to help grow your business. Go and see what's happening in your city and beyond.

## Thrive - Together

Download the app on iOS and Android stores by searching 'Bruntwood', or visiting [collective.bruntwood.co.uk](https://collective.bruntwood.co.uk)



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# Working in the heart of the city

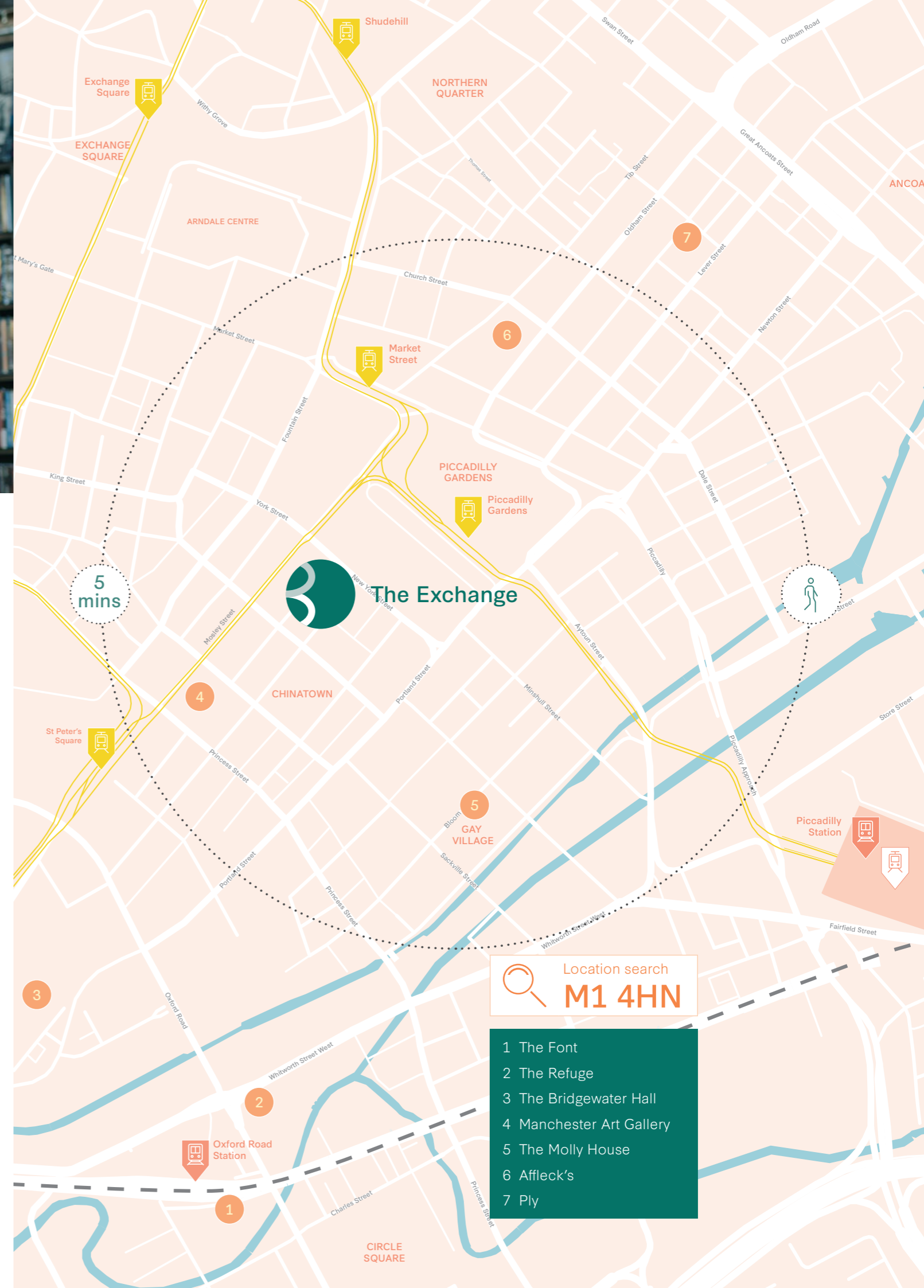
New York Street itself was redeveloped in 2008 with £1.5m invested in improving the public realm. You'll be spoilt for choice for the amenities on your doorstep.

Large floorplates with high ceilings offer spacious suites with plenty of light creating an attractive environment for staff to work.

Piccadilly Gardens, one of the city's main bus and tram hubs is on the doorstep and it is also just a seven minute walk away from Piccadilly mainline station, with regular connections to London and the rest of the country.

The Exchange is surrounded by a wealth of amenities that serve the needs of both your staff and visitors. Popular eating and drinking neighbourhoods such as the Northern Quarter and Chinatown are also within easy walking distance.

-  **44 mins**  
To Liverpool
-  **54 mins**  
To Leeds
-  **1h 25 mins**  
To Birmingham
-  **2 hours**  
To London

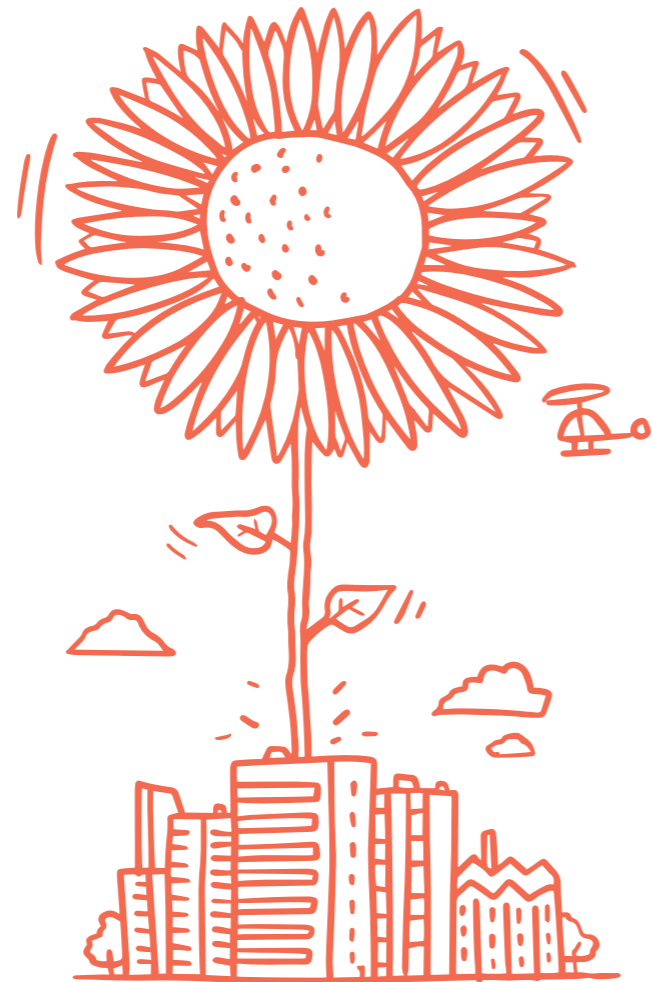


Location search  
**M1 4HN**

- 1 The Font
- 2 The Refuge
- 3 The Bridgewater Hall
- 4 Manchester Art Gallery
- 5 The Molly House
- 6 Affleck's
- 7 Ply



# Creating Thriving Cities



A family-owned and run business, Bruntwood has been in existence for over 40 years, with a single-minded focus on creating the right places and spaces for businesses of all shapes and sizes to flourish. Whether it's a single desk for a day, or a whole building for 25 years, Bruntwood prides itself on not just meeting but exceeding its customers' needs.

With an unrivalled track record in developing and managing properties across the UK's regional cities, Bruntwood believes in acting as your property partner, not your landlord. Flexibility, sustainability and leaving places better than we find them are all part of our core values.

Everywhere we operate you will find that Bruntwood is always actively involved in the life and wellbeing of our communities. Every year, we contribute 10% of our profits to charitable causes, from sponsoring and encouraging cultural activity to supporting programmes that help people of all ages get more out of life.

Our philosophy is simple: for our business to be a success we need our customers to be successful and the cities where we operate to be successful too. That's why we're good people to do business with.



**1.8m**

Sq ft of development planned 2017-2020



**£1.01bn**

Value of Bruntwood portfolio



**£1.5bn**

Gross value of development pipeline



**8.6m**

Total ownership in sq ft



**3,017**

Total number of customers



**4.1m**

Total sq ft in Manchester city centre

“Everything we do relates back to our core purpose: Creating Thriving Cities.”

– Chris Oglesby





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For more information please  
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[bruntwood.co.uk](http://bruntwood.co.uk)



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