



York House

York Street, Manchester M2 3BB

bruntwood



Welcome to York House

York House is a purpose built office building composed of eleven floors of refurbished and efficient office space, all of which benefit from an abundance of natural light.

Rosso, Department of Coffee and Grand Pacific are just a few of the names that make this area one of Manchester's most desirable neighbourhoods.

Moose Coffee, a popular American and Canadian breakfast diner is located within the building providing a great meeting destination and dining experience.



Work space

York House has been recently refurbished to a high standard, offering flexible open plan office suites from single to multiple floors. With a range of suites to choose from Bruntwood can provide you with the space you need not only now, but as your requirements evolve.

Bruntwood's in-house reception and customer service team provide a professional welcome for your visitors. A new shower and changing facility with lockers have been recently installed and the building also benefits from secure bike racks and on-site car parking.

Each floor at York House is available for sole occupancy, or can be split to suit the needs of your business.

At Bruntwood, we understand how much there is to consider when moving office. That's why we've partnered with a range of providers to get you up and running and ensure your move is as seamless as possible.



Bike racks



Storage space



Dedicated secure car parking



Showers



Changing facilities and lockers



Breakout space in reception

What's on offer?

Whether you're looking for an all-inclusive package that you move straight into, or a space where you can design your dream office, York House offers flexible space in a beautiful setting

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. Leased offices provide a blank canvas that you can design and manage to perfectly fit your needs.

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 simply select a bespoke package of services and a fit-out that is reflective of your brand and personalised to the way you work. We'll 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 10+

SMEs, entrepreneurs

Ready to move in (turnkey) requirements

Short term space for project teams

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: 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



Creating the right space for your business

At York House there are a variety of spaces available and we're confident that we can help you find the perfect one.

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, our in-house design team can help turn your ideas into reality and create a space that reflects you and your brand.



Space designed around you

Typical full floor plan

This is a generic space plan of a full floor, measuring 3,080 sq ft.

Number of meeting booths	3
Number of kitchen / dining areas	1
Number of lounge areas	1
Number of breakout spaces	1



40
Workstations



3
Private offices



2
Meeting rooms




Space designed around you

Typical split floor plan

This is a generic space plan of a split floor, measuring 1,520 sq ft..

Number of kitchen / dining areas	1
Number of lounge areas	1
Number of breakout spaces	1



 **24**
Workstations

 **1**
Meeting rooms

Working in the heart of the city

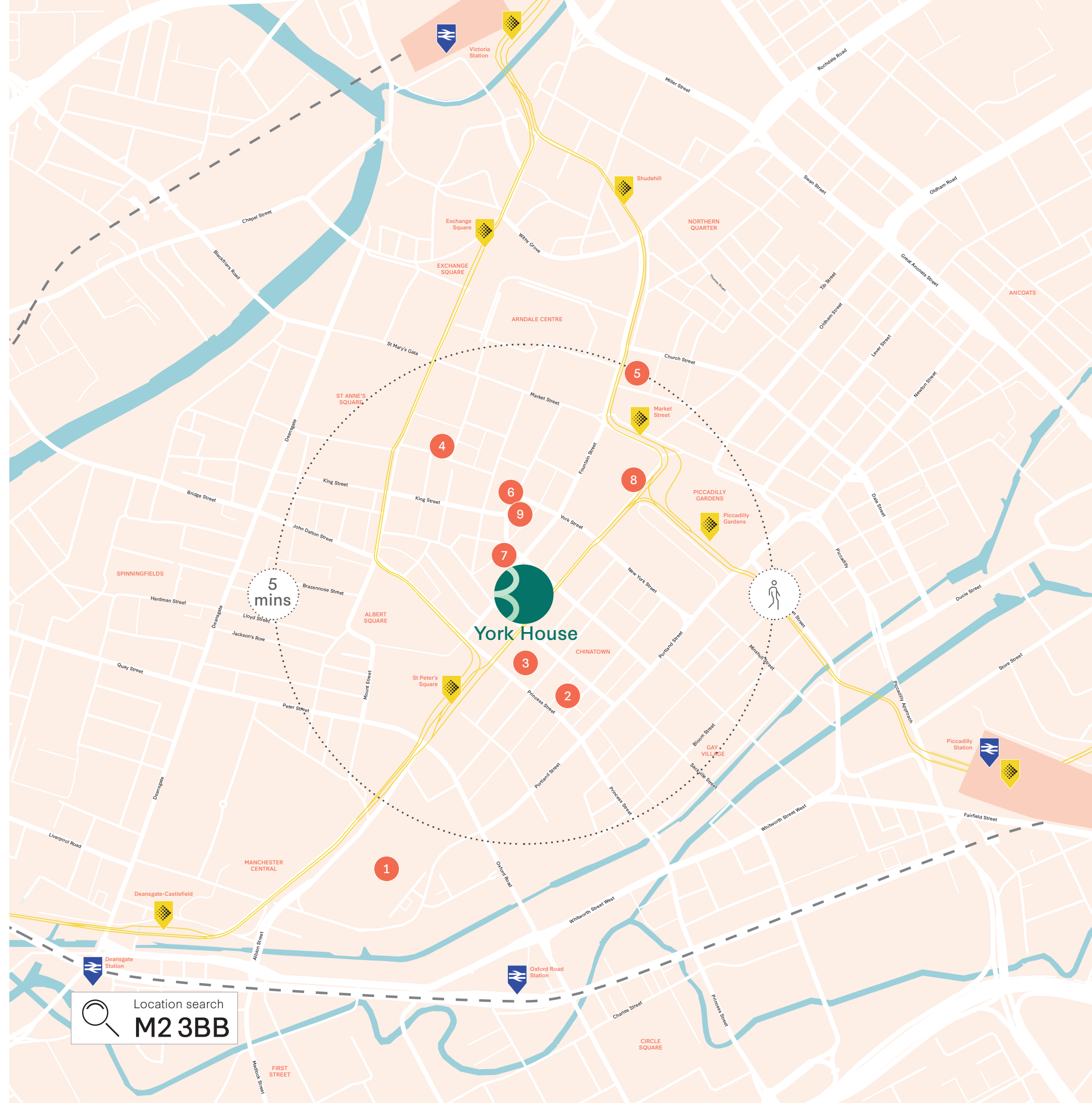
York House is surrounded by a wealth of amenities that serve both the needs of your staff and visitors.

The building is situated within the sought after central business district, with fantastic transport links connecting you to the rest of the country. Piccadilly mainline train station is just a minute walk away, with hourly connections to London and regular connections across the rest of the country. Market Street and St Peter's Square tram stops are also within a 3 minute walk.

Popular eating and drinking neighbourhoods such as the Northern Quarter and Chinatown are a short walk away and Market Street, the main shopping street in Manchester, is just one street away.

The neighbourhood

- 1 The Bridgewater Hall
- 2 Try Thai Restaurant
- 3 Manchester Art Gallery
- 4 Sam's Chop House
- 5 The Ruby Lounge
- 6 Grand Pacific
- 7 Six by Nico
- 8 Primark
- 9 Rosso



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

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.

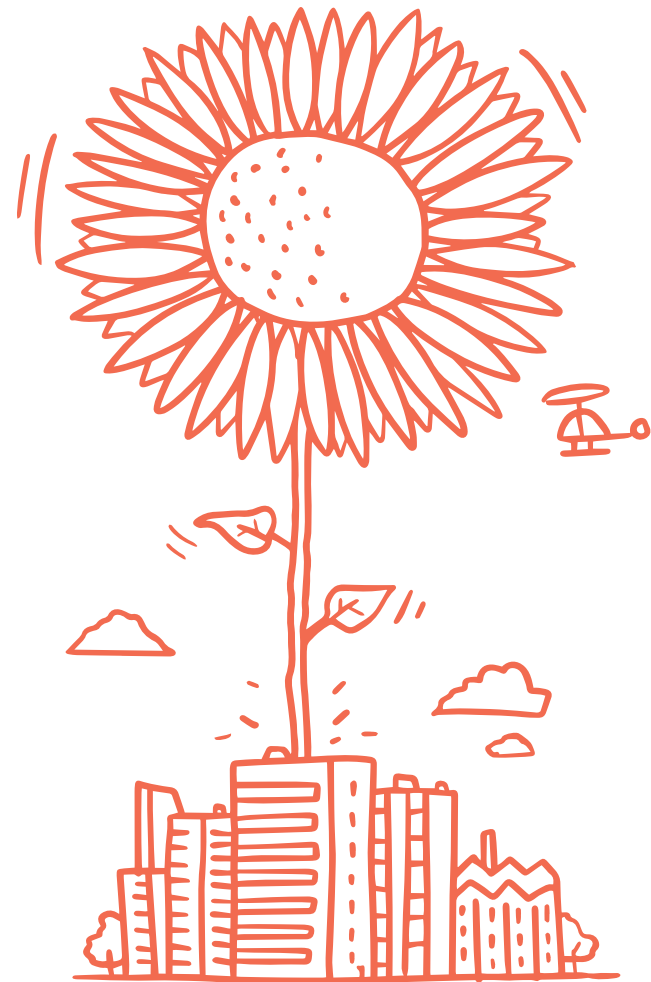
Thrive - Together

Download the app on iOS and Android stores by searching 'Bruntwood', or visiting collective.bruntwood.co.uk

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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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Colliers
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