

B
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N
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38 MOSLEY
STREET 42

bruntwood
SciTech

Bonds forged so innovation flourishes



Bond

*A banking term; a fusion (of past and future);
a relationship between people or groups
based on shared feelings, interests,
or experiences.*



360
TOUR



A Manchester landmark since 1862

Located on one of the main thoroughfares in Manchester City Centre, 38-42 Mosley Street is a Grade II* listed double-block Victorian bank constructed in 1862 for the Manchester and Salford Bank.

Built in the Italian palazzo style, the original block has three storeys and seven bays, and the 1887 extension has four bays, all built in ashlar with slate roofs.

Internally the ground floor arrival experience includes an impressive double height banking hall with columns and a coffered ceiling, perfect for reimagining as a modern leisure space. The Bank was extended in 1973 with a modern stone-clad building known as 57 Spring Gardens.



1890 – 2023

Manchester & Salford acquired William Deacon's Bank in 1890 and changed its name to the cumbersome Williams Deacon & Manchester & Salford Bank only to shorten it to Williams Deacon's in 1901.

World War I brought about a significant decline in the cotton trade upon which much of Lancashire's economy depended, posing significant problems for Williams Deacon's. In 1931 the Royal Bank of Scotland (RBS) acquired the bank. RBS themselves occupied the building for almost two decades from 2001 until late 2020.

Bruntwood purchased the building from RBS in 2005 and when RBS vacated in 2020, Bruntwood began to draw up plans to create a unique workspace and hospitality offering in the heart of the city centre.

In October 2023 Bond joined the Bruntwood SciTech portfolio, becoming part of the UK's largest property platform dedicated to the growth of the innovation sector. At Bond, a community of like-minded innovation-led businesses will form, and be connected into a large specialist ecosystem that spans both across Manchester, and throughout the UK.



Where a community can bond and grow

We've reinvented an historic Victorian bank into an innovative space for Manchester; a place for business and relationships to prosper.

Bond preserves links to its past whilst creating a stimulating new space for its occupants to work together, create together, and unwind together.

Unlike workspace of old, this is about bringing people together with close connections, based around collaboration. And this is not just about working together, it is socialising together, eating together, and spending downtime together.

And it's about bringing together the best of the past with the best of the present, and future.



Old money. New heart.

We're unlocking the social heart of the building as an inviting new restaurant for the city.

Preserving the bank's links to the past but bringing life into the neighbourhood's future.

The bank's double-height banking hall will be reimagined as restaurant where our customers and guests can enjoy not just the restaurant, but a creative space to hold meetings, team catch-ups or simply socialise with the wider community.



Characterful fully fitted out workspaces



Use of communal business lounge



Access to premium shower facilities, vanity area and lockers



Free use of the gym & studio



Secure bicycle storage and repair station



24/7 access



Car parking



Indicative CGI of development



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MediaCityUK

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Uber Eats

NEW YORK T.E.

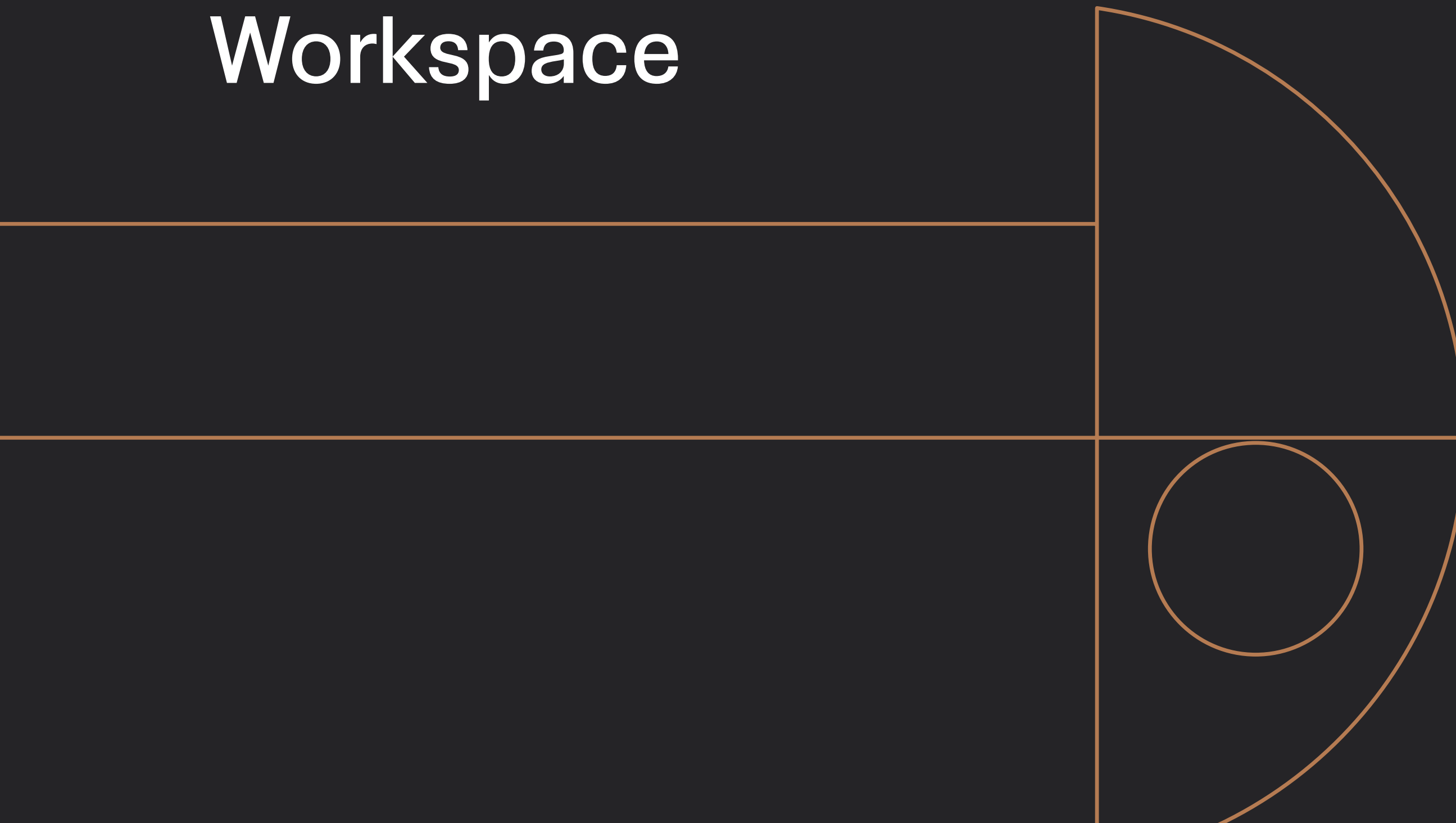
Ort
ORIGI



The double-height banking hall will be reimagined as a restaurant & bar

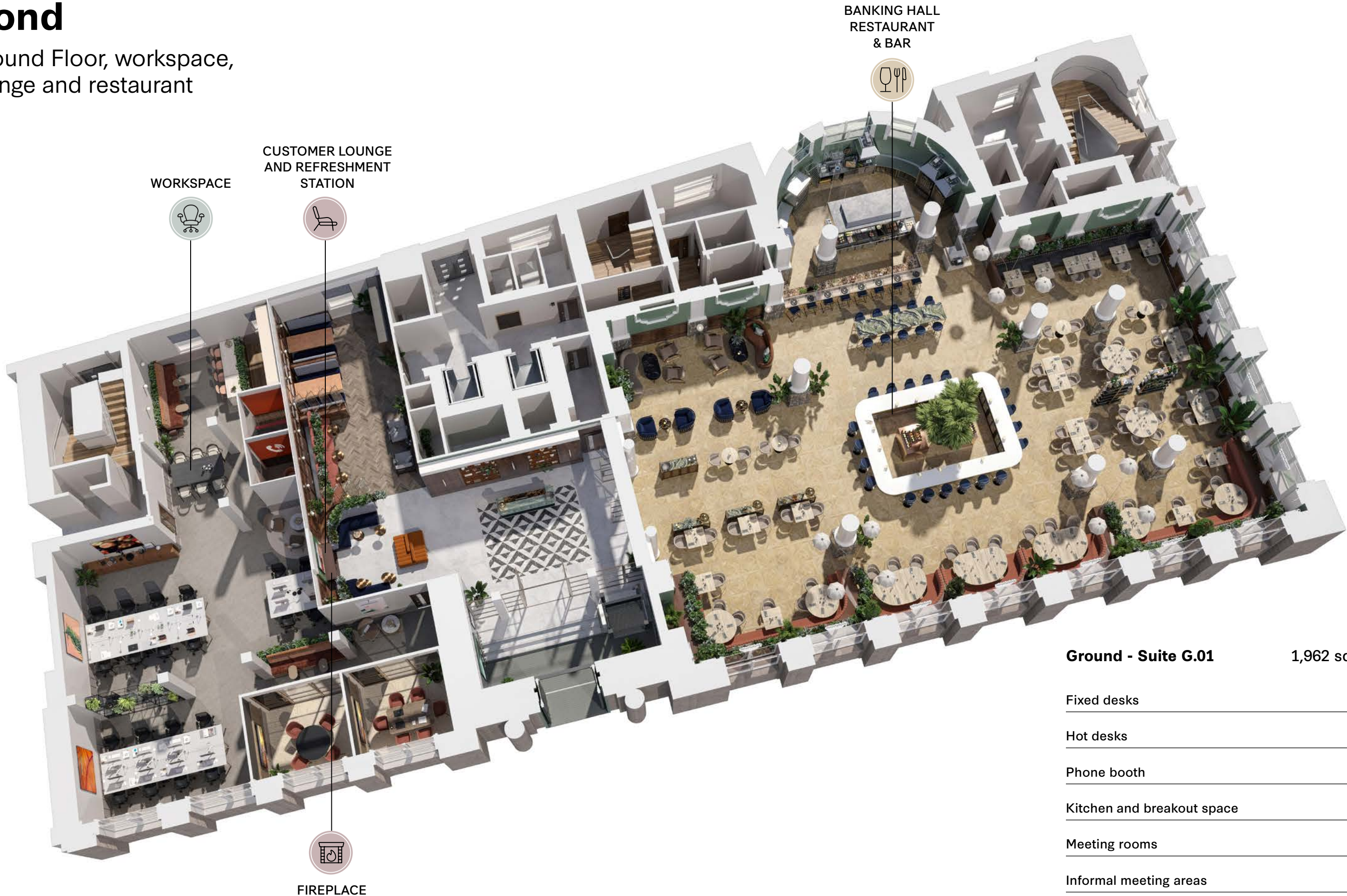
Illustrative CGI Banking Hall

Workspace



Bond

Ground Floor, workspace, lounge and restaurant



Ground - Suite G.01	1,962 sq ft
Fixed desks	20
Hot desks	6
Phone booth	1
Kitchen and breakout space	1
Meeting rooms	2
Informal meeting areas	4



Bond

First Floor, workspace



AUDITORIUM

Full 1st floor 1.01 9,184 sq ft

Fixed desks	72
Hot desks	14
Phone booths	2
Kitchen and breakout space	2
Meeting rooms	3
Informal meeting areas	6
Virtual call rooms	3
Comms room	1
Auditorium/presentation space	1



Bond

Second Floor, workspace

SHARED MEETING ROOMS



Suite 2.01

8,541 sq ft

Fixed desks	78
Private terrace	1
Hot desks	8
Phone booths	2
Kitchen and breakout space	2
Meeting rooms	3
Informal meeting areas	6
Comms room	1
Virtual call rooms	3



Suite 2.02

1,165 sq ft

Fixed desks	16
Access to shared meeting rooms	1
Kitchen and breakout space	1
Informal meeting area	1



Suite 2.03

1,486 sq ft

The Dome Room	
Fixed desks	16
Access to shared meeting rooms	1
Informal meeting areas	2
Kitchen and breakout space	1
Double height space with roof light	1



Suite 2.04

1,117 sq ft

Fixed desks	16
Informal meeting area	1
Access to shared meeting rooms	1
Kitchen and breakout space	1

The Dome Room







Bond

Third Floor, workspace




 **Suite 3.01** 3,530 sq ft

Fixed desks	36
Hot desks	8
Phone booth	1
Informal meeting areas	5
Kitchen and breakout space	1
Meeting rooms	2

 **Suite 3.02** 1,346 sq ft

Fixed desks	16
Hot desks	8
Informal meeting area	1
Kitchen and breakout space	1
Meeting room	1

 **Suite 3.03** 1,430 sq ft

Fixed desks	16
Hot desks	8
Informal meeting area	1
Kitchen and breakout space	1
Meeting room	1





Interior Designed All-Inclusive Workspace

Just give us the word and we'll design, create and manage a fully-fledged office for you so you can focus on doing what you love.

Our all-inclusive workspace wraps every provision – including bills, cleaning, furnishing and more – into a single monthly fee.

You can customise the entire package too. We start with a basic offer of rent and fit-out but can scale up from there. Simply choose the size and any essential requirements. It's the perfect choice for project teams as well as growing companies looking for a simplified solution.

What's included:

One bill for rent, service charge, building insurance and business rates*

Premium fittings and furnishings with no capital outlay

24/7 building access

Use of communal business lounge

Free access to gym, showers and changing rooms

Internet Connection (100 mbps dedicated line)

Regular workspace cleaning

25% off meeting room bookings for any Bruntwood SciTech venue

Access to the Bruntwood customer app

**Electricity bills not included*



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 SciTech 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 SciTech team.

What's included:

Unfurnished private office for you to customise

24/7 building access

Use of communal business lounge

Free access to gym, showers and changing rooms

25% off meeting room bookings for any Bruntwood SciTech venue

Access to the Bruntwood customer app

Optional design and fit-out services

An inspiring space to work out

As a Bruntwood SciTech customer, we know it's often the little things that matter so we've provided a few extras to really help you settle in.

With a dedicated free to use gym, 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 and exercising.



Complimentary Gym & Studio



Contemplation room



Towel service



Lockers



Bike Store



Showers



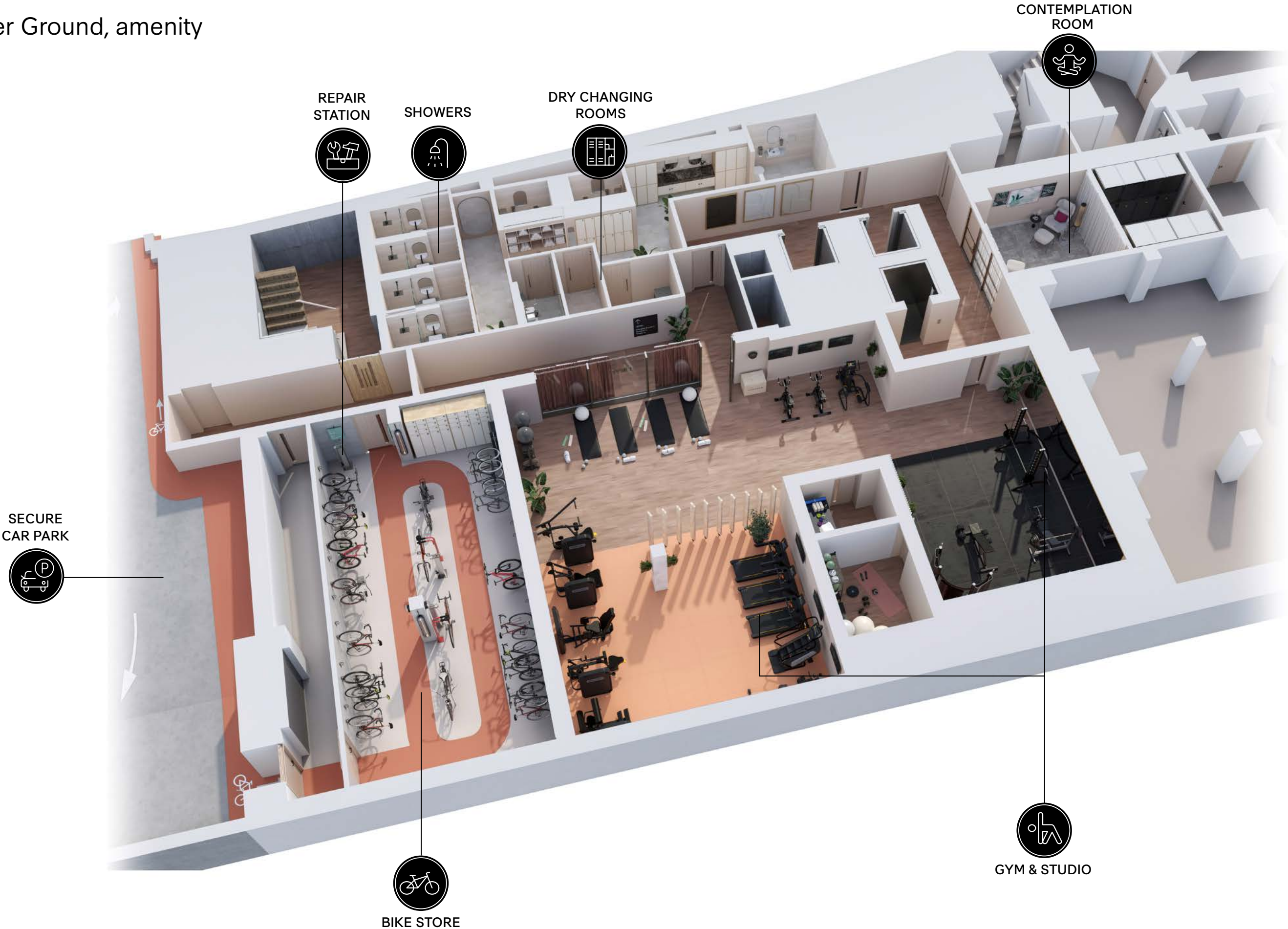


Illustrative CGI of gym space



Bond

Lower Ground, amenity



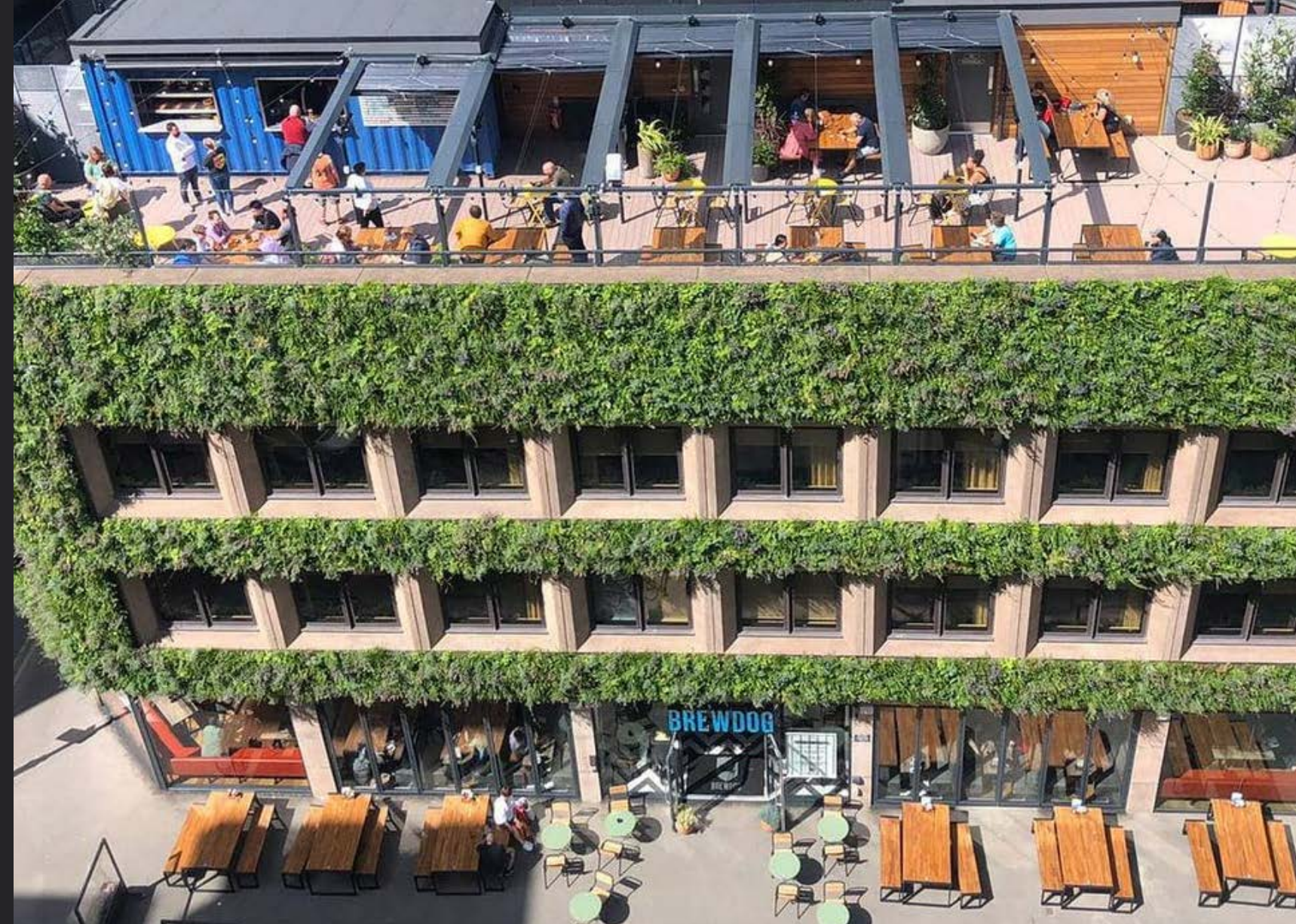


Bloc

Links and bonds

Bond sits in the heart of a lively area of the city centre next to the retail district, King Street and St Peters' Square.

As part of the Upper King Street Conservation Area, it's in good company with a number of heritage buildings including the Georgian splendor of Manchester Art Gallery.



Brewdog, Bloc

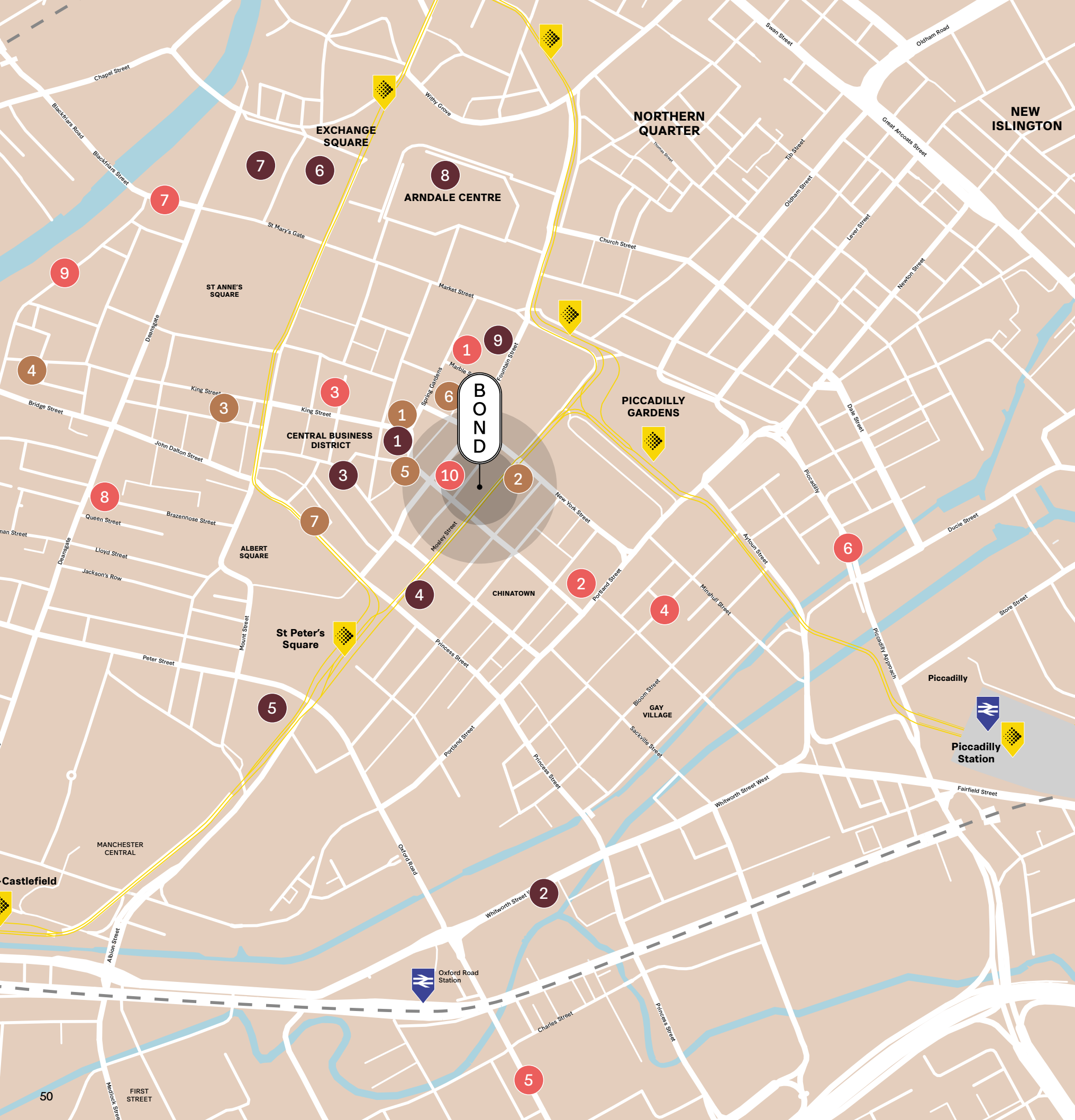
NEO



In such a central location, you'll never be short of coffee shops, bars and restaurants for informal meetings or to relax after work. Getting to and from work is a breeze as Bond sits on the Metrolink line that cuts through the city centre forming the gateway between St Peter's Square and Piccadilly Gardens transport interchange.

If that's not enough Bond is closely linked to some of Bruntwood SciTech's other city centre innovation hubs, including Neo, Bloc and Blackfriars House. With these properties benefiting from on-site meeting rooms and event spaces as well as wellness facilities, you're never too far from enhancing your working day.

Close bonds



Retail & Leisure

- 1 Hotel Gotham
- 2 Kimpton Clocktower Hotel
- 3 King Street Townhouse
- 4 Manchester Art Gallery
- 5 The Midland Hotel
- 6 Selfridges
- 7 Harvey Nichols
- 8 Manchester Arndale
- 9 Brewdog DogHouse Hotel

Drinking & Dining

- 1 Grand Pacific
- 2 The Alchemist
- 3 El Gato Negro
- 4 San Carlo
- 5 Six by Nico
- 6 Moose Coffee
- 7 Grande Caffe Piccolino

Bruntwood SciTech City Centre Innovation Hubs and Campuses

- 1 Bloc
- 2 Neo
- 3 Pall Mall
- 4 ID Manchester
- 5 Circle Square
- 6 111 Piccadilly
- 7 Blackfriars House
- 8 Centurion House
- 9 The Alberton
- 10 York House



10 minutes

Walk to Piccadilly Station



2 minutes

Walk to Piccadilly Gardens Metrolink



2 minutes

Walk to St Peter's Square Metrolink



14 minutes

Walk to Manchester Victoria Station

Sustainability at Bond



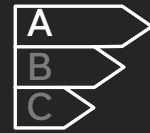
Supporting Bruntwood SciTech's net zero carbon commitments



100% electric in suites and common areas



Secondary glazing



EPC A Rating in suites and common areas



Energy-efficient LED pendant lighting



Efficient heat recovery system



Close to public transport



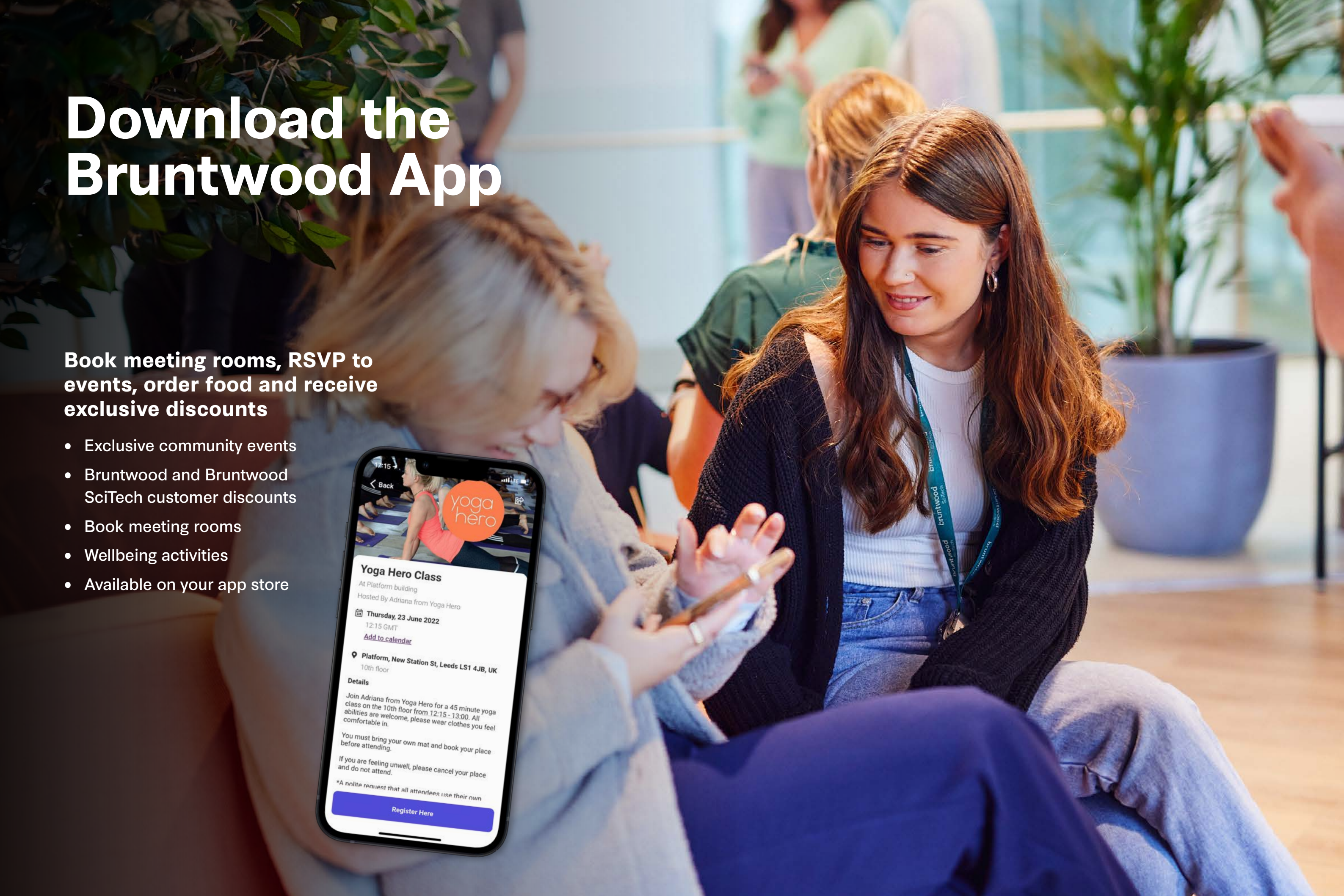
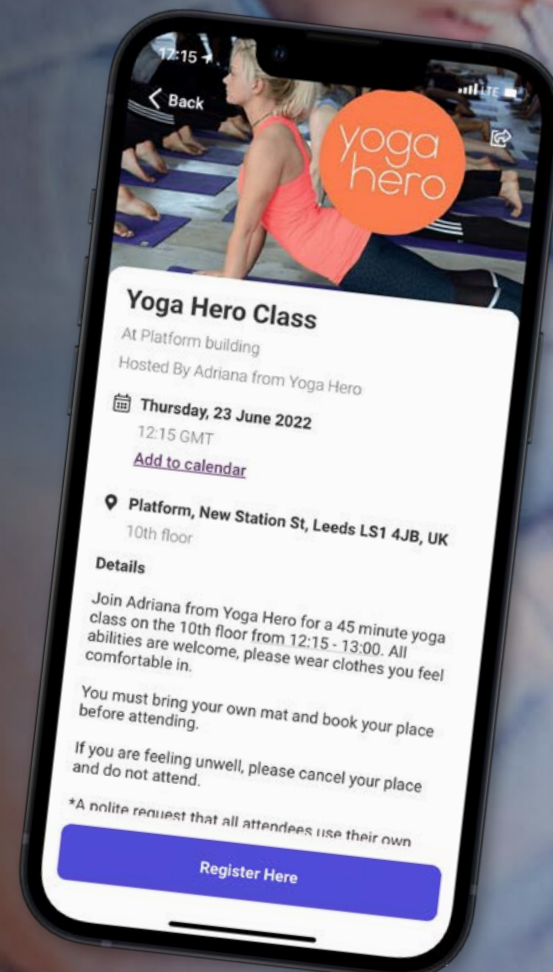
Cycle hub and showers for active travel



Download the Bruntwood App

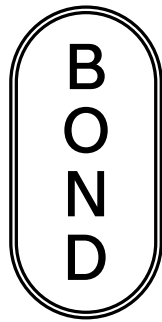
Book meeting rooms, RSVP to events, order food and receive exclusive discounts

- Exclusive community events
- Bruntwood and Bruntwood SciTech customer discounts
- Book meeting rooms
- Wellbeing activities
- Available on your app store



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CBRE



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For more information please call
us or visit the website:

0161 233 7877

bruntwood.co.uk/bond

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