

A modern office interior with a wooden ceiling featuring circular recessed lighting. In the foreground, a woman is seated at a wooden reception desk, talking on a mobile phone. The background shows a bright, open-plan office space with large windows, indoor plants, and several people working. A woman with a backpack is walking on the right side of the frame. The word 'CLOCKWISE' is written in large white letters across the center of the image, with a smaller version of the same word visible in the background above a glass partition.

CLOCKWISE

YOUR HOME, FOR WORK

Linley House, Manchester



WE ARE CLOCKWISE

**When work is more than just a job,
you need more than just an office**

We create environments and experiences that are as personal as they are professional. So whether you're flying solo, starting up, growing steadily, scaling rapidly or spinning out something new, we have a membership to suit.

Solid local roots or serious global ambition? Clockwise provides all the functionality and flexibility, simplicity and service, community and connectivity you need from a workspace.

YOUR WORKSPACE SOLUTION

Anticipating your needs from day one

Providing permanent flexibility, ongoing support and proactive service, Clockwise zeros in on the details so you can zoom out to the big picture. We will set you up seamlessly with the right type of space at exactly the time you need it.



FIND YOUR CLOCKWISE

Workspaces across multiple locations

The environments and experiences we create are designed to reflect the unique character, personality and people of each city, but with consistent Clockwise standards.

OPEN

- 🕒 Glasgow
- 🕒 Belfast
- 🕒 Liverpool
- 🕒 Edinburgh Leith
- 🕒 Cheltenham
- 🕒 Cardiff
- 🕒 Leeds

Opening in 2021

- 🕒 Manchester – Spring/Summer
- 🕒 Wood Green – Spring/Summer
- 🕒 Bristol – Spring/Summer
- 🕒 Exeter – Spring/Summer
- 🕒 Brussels – Autumn/Winter
- 🕒 Bromley – Autumn/Winter
- 🕒 Southampton – Autumn/Winter

2022

Further expansion into the South West of England and Mainland Europe





LINLEY HOUSE, MANCHESTER

The Building

Located in the heart of Manchester, Clockwise at Linley House is a beautifully designed, fully serviced office, suitable for businesses of all sizes.

Built in 1963, Linley House is a former electrical station that once powered the whole of Manchester city. The eight-storey building still has plenty of original features to look out for, including an iconic 'City of Manchester Electric Light Station' sign and original Manchester red brick façade. It also backs on to a spur of the Rochdale Canal that runs all the way to Portland Street.

WORKING FOR YOU

Facilities & Perks

- 📍 City centre location
- 📦 1,250sqft spread across two floors (fourth & eighth)
- 💻 270 desks on opening rising to 437
- 📄 48 offices ranging from one to 16 people (with further options for larger requirements)
- 🔨 Considered design to support different working patterns
- 🚗 Breakout areas, kitchenettes and club lounges
- 👥 Three meeting rooms for up to ten people
- 🎙️ A podcast recording room
- 🖥️ Event spaces
- ☕ Two Hands Café serving hot and cold food and drinks
- 🚿 Showers
- 🚲 Bike storage, cycle racks
- 💬 Technology for collaboration, from the Clockwise app to our in-house A/V
- 📶 Unlimited, high speed and secure WiFi
- 🕒 24/7 Access
- ⚙️ A dedicated office support team; reception, cleaning, maintenance and security
- 🔄 Ability to flex and grow with your business
- 🛡️ COVID 19 secure
- 🌐 Connection to a network of members and businesses
- 🌱 Programming inspire personal and professional growth



Meet your General Manager Katie Makin

Katie starts her morning with a strong coffee (or two) and a brisk walk to work to prepare herself for the busy day ahead. Not one to sit still, Katie loves working alongside her wonderful team who motivate her every day. After hours you'll find her enjoying a cocktail at nearby Albert's Schloss or cooking dinner at home.



MEMBERSHIP OPTIONS

For one desk or fifty, for a short drop in or for the long term

Whether you need a virtual set up, a hot desk to fire up your next project, a dedicated spot to dive into deep work, or a private office that expresses your company culture; we'll make sure everything works, so you can do your best work.

Whichever Clockwise package you choose it's wrapped up in one simple price without hidden fees, tricky terms or small print.



VIRTUAL OFFICE

For the far-away worker

Enjoy the benefits of an office, remotely. A UK business address and access to an inspiring business community, the Clockwise Virtual Office is almost as good as the real deal. Discounted day passes for drop ins are also available, as are preferential rates on meeting rooms.



CLUB LOUNGE

For the freelancer or budding entrepreneur who needs ebb and flow

Work flexibly and find focus in our spaces. Club Lounge membership allows you to drop in whenever you need; hot desking for concentration, breakout areas for a coffee boost, and a UK business address and telephone number to help you keep on top of correspondence.



DEDICATED DESK

For the satellite worker or independent maverick who wants commitment

A space to call your own within our creative and collaborative hub. Reserved for you and only you, with lockable storage. Dedicated Desk membership means you can enjoy a familiar space alongside all the energy and atmosphere of our lounges.



PRIVATE OFFICE

For the SMEs who need space for up to 50

An enclosed and lockable space created exclusively for your team. Shut the door for independent working and internal collaboration or open it wide, venture into the lounges to connect with other members of the Clockwise community. Additional key cards can also be arranged for teams who flex between working from home and the office.

MEETING ROOMS



Meeting rooms that are perfect for a discussion with your board, or a workshop with the whiteboard

Whether you need to meet face to face, log on or do it all at once, all Clockwise buildings have meeting rooms that come fully equipped with tech to create a seamless experience across the physical and virtual.

Members receive preferential rates on meeting room bookings.



TWO HANDS

Two Hands is our onsite artisan café, available exclusively for members. Serving hot and cold drinks including barista-crafted coffee, and fresh, nourishing food, Two Hands is open every working day - from breakfast through to your afternoon cuppa.

With the belief that great minds work even better when fuelled with nutritional food, Two Hands offers well priced, balanced food favouring fresh produce. Start your day right with breakfast pastries, Bircher pots, hot specials or fresh fruit. At lunchtime there's a tasty selection; deep filled sandwiches and baguettes, seasonal salad boxes or deli specials for you to grab-and-go or linger longer in the café.

Two Hands is also available to provide catering for meetings and office get togethers.

TWO
HANDS

LOCATION

Set in the heart of Manchester with easy transport links across the north west:

- 🚶 6 mins to Oxford Road station
- 🚶 12 mins to Piccadilly station
- 🚶 1 min to Q-Park car parking, with discounts for members
- 🚗 25 mins to Manchester Airport

Well connected to Salford, Sale, Altrincham, Stockport and Warrington

Clockwise Manchester
Linley House
Dickinson Street
Manchester, M1 4LX



NEIGHBOURHOOD

Bars & Restaurants

Albert Schloss

Manchester's only Bavarian beer palace has a wide variety of German beers, a cook haus serving rustic alpine dishes including schnitzel and bratwurst, and a bottomless brunch every Saturday, but it's best known for its live music and cheesy pop nights. On a Thursday night you can expect dancing on the tables.

27 Peter Street
albertschloss.co.uk
0161 833 4040

Three Little Words

Small but perfectly formed, this little cocktail bar in the restored railway arches is the latest offering from the team behind Manchester Gin. There's also private dining and a weekly Sunday Roast with locally sourced British beef and chicken.

12 Watson Street
threelittlewordsmcr.co.uk
0161 519 4400

20 Stories

This rooftop restaurant has the wow factor thanks to a 360-degree view of Manchester's skyline. An impressive cocktail menu that makes this a dreamy destination for special occasions.

1 Hardman Square, Spinningfields
20stories.co.uk
0161 204 3333

The Ivy Brasserie

You're spoilt for choice at this Ivy mainstay with a ground floor brasserie, private dining and an Asian bar and restaurant on the second floor. There's also a roof terrace with panoramic views across the city.

The Pavillion, Byrom Street
theivymanchester.com
0161 503 3222

Rosso

Love him or hate him, ex-Manchester United player and football pundit Rio Ferdinand's restaurant is a roaring success. Housed in Grade II listed building the period features are as impressive as the Italian food.

43 Spring Gardens
rossorestaurants.com
0161 832 1400

San Carlo

Authentic Italian food served up in an all-white marble setting, with a handpicked selection of regional Italian wines you'll certainly want to sample.

42 King Street
sancarlo.co.uk
0161 834 6226

NEIGHBOURHOOD

Shopping & Places of Interest

Manchester Craft & Design Centre

Housed in the restored former Victorian fish and poultry market in the heart of the Northern Quarter, this historic building is home to 19 artist-run studios offering the best in design, jewellery and accessories.

7 Oak Street | craftanddesign.com | 0161 832 4274

Flannels

Flannels is your one stop shop for all things luxury. From Burberry to Balenciaga via Chloe and Christian Louboutin, if you're in the mood for a shopping spree or in need a gift this is your mecca.

The Avenue, Crown Square, Spinningfields
Flannels.com | 0344 332 5787

Magma

A beautiful bookshop specialising in a creative books and independent magazines, with plenty of space to sit around and browse.

22 Oldham Street | magma-shop.com | 0161 236 8899

Manchester Arndale Shopping Centre

The biggest inner-city shopping centre in the country had a facelift in 2006 to make it even sleeker. From electronics and clothes to a food court with cuisines from all over the world, there's something for everyone.

manchesterarndale.com | 0161 833 9851

Palace Theatre

Since opening in 1891 this Manchester mainstay has hosted hundreds of performances, from theatre and ballet to opera and comedy. It cemented its status when The Book of Mormon opened at the theatre in 2019; the first time the show had ever been performed in the UK outside of London's West End.

97 Oxford Street | 0161 245 6600

atgtickets.com/venues/palace-theatre-manchester

The John Rylands Library

Set in a striking Gothic building opened in the 1900s, this public library has over 1.4 million books and is officially part of Manchester University.

150 Deansgate | Library.manchester.ac.uk/rylands | 0161 306 0555

Manchester Art Gallery

Built in 1823, this publicly owned art gallery now occupies three connected buildings, showcasing their own historical collections alongside international contemporary art. There's also a wide range of events, from talks and tours to hands-on activities.

Mosley Street | manchesterartgallery.org | 0161 235 8888

The Royal Exchange Theatre

A pillar of culture in Manchester, this Grade II listed theatre-in-the-round has seen famous thespians like Vanessa Redgrave, Helen Mirren and Hugh Grant tread the boards.

















St Anns Square | royalexchange.co.uk | 0161 833 9833

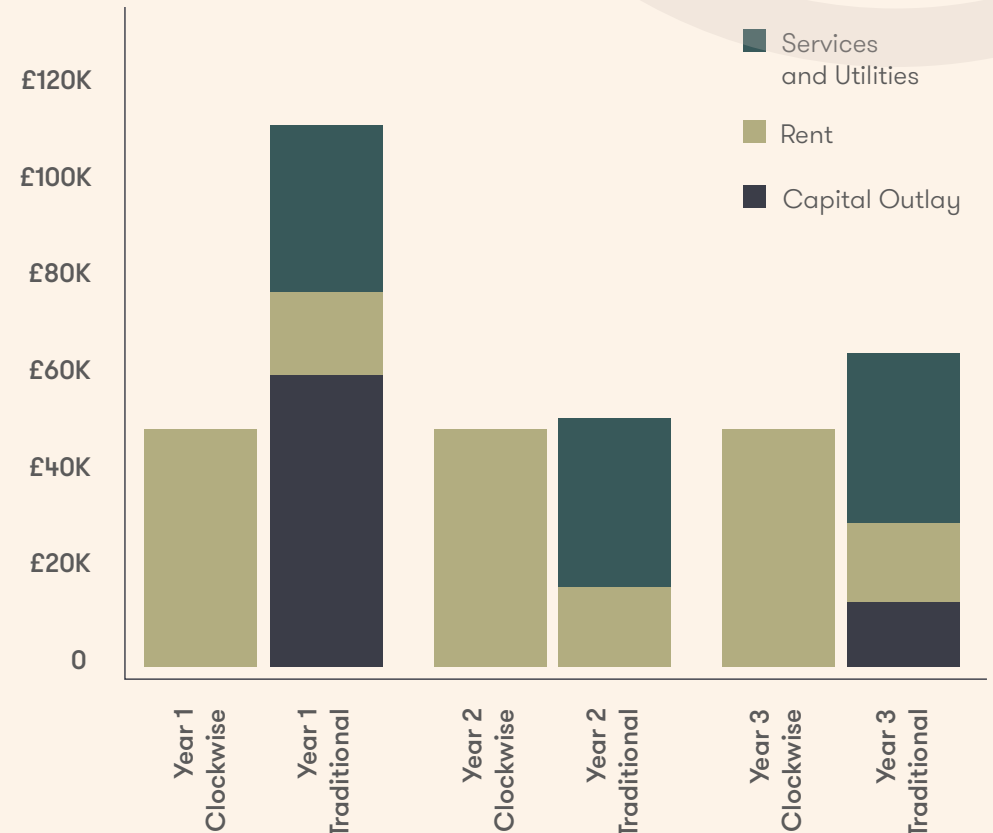


WHY WORK CLOCKWISE?

Clockwise's flexible model delivers many benefits for member businesses

Save approximately £65k in your first year and up to 35% over three years

CLOCKWISE	vs	TRADITIONAL
 Lower commitment from monthly rolling contracts		 Longer commitment with leases lasting an average of three years
 No upfront costs		 Large initial investment in CAPEX
 Build and fit out delivered completely		 Project management required
 Occupation at speed		 Lag between signing to move in
 All inclusive, one fee covers everything with no hidden charges		 Running costs and utilities paid separately, multiple suppliers and management required
 Spaces designed for collaboration, opportunity to connect with other members		 Independent working with little-to-no shared space
 Ability to flex and grow alongside business needs		 Fixed allocation of space
 Priced per desk		 Priced per square foot



OWNED & OPERATED



Clockwise is backed by a powerful property portfolio

We own and operate every single Clockwise location. The spaces we craft and the services we deliver are designed with our members in mind.



Higher investment into building facilities with a long-term view point



No lease liability and strong long-term resilience



Full end to end user experience to ultimately provide a better service



Support with complete real estate strategy, collaborating on requirements to combine flexible licenses with traditional leases

KEEPING SAFE

Innovation during COVID-19

COVID-19 is a reality we continue to live with. We have put every possible preventative and protective measure in place, and are evolving as we learn more. Our intention is to keep everyone safe without compromising the office experience.

We've reconfigured our spaces to promote social distancing, increased our already high hygiene standards and have treated all surfaces in public areas with a specialist long-life chemical that kills harmful bacteria on contact.

Physical distancing might be part of our new normal but collaboration and human interaction, at distance, remain at the heart of what we do. Clockwise is still committed to creating environments for you to focus and maximise your productivity so you can continue to grow your business.



DON'T JUST TAKE OUR WORD FOR IT...

“The working spaces are exceptional and varied, meaning that I can work in a quiet area one day, but have the option to work in a more community led communal space the next.”

Gary Langrish, Hogen Data, Liverpool

“The facilities are abundant, the décor is stylish and the Clockwise staff are outstanding. The flexibility offered at Clockwise provides comfort that as my business grows, I’m located in the perfect place to accommodate it.”

Tony McCafferty, Diversity Scotland, Glasgow

“The measures that Clockwise have put in place are excellent and have really eased my mind that staff members will be safe as we prepare to return to our office. They really have thought of everything and made it an easy decision for Simply to return to office working.”

Gary Coburn, Simply Asset Finance, Belfast

“Other than my own home, Clockwise is the only place I can relax and get some work done without worrying about COVID-19.”

Jacob Anderson, The Podcast Host, Edinburgh



YOUR HOME, FOR WORK

Say goodbye to conventional
and corporate offices.
And say hello to Clockwise.

For more information
please contact:

manchester@workclockwise.co.uk

Clockwise Manchester
Linley House
Dickinson Street
Manchester, M1 4LX



CLOCKWISE



WORKCLOCKWISE.CO.UK