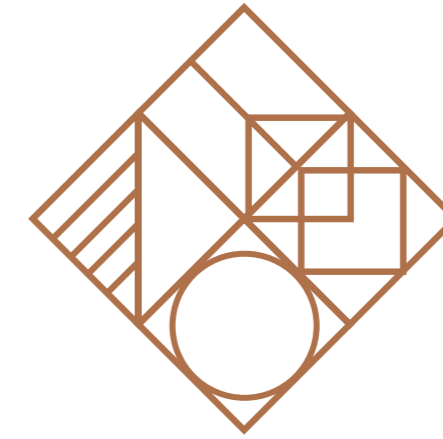




King's House

KING STREET WEST



A HERITAGE LOCATION
IN THE HEART
OF MANCHESTER



A PLACE WITH HERITAGE

Packed full of character space

Our plans are to redevelop this 38,000 sq ft historic building into a blend of innovative workspace and amenity whilst maintaining the character and uniqueness of the property.

Drawing inspiration from classic British heritage, King's House will be reimagined to reflect Manchester's rich history.

Our intent is to bring the building back to its best, enhancing its period features with an influx of rustic woods, luxury metals and patterned finishes. Together with biophilia and dusky, elegant colours, it will create a rich, quirky and timeless design.

Illustrative CGI of entrance





Award-winning El Gato Negro



ESCAPE THE ORDINARY

One of the most prestigious streets in Manchester, King Street has long established itself as a premium shopping destination with a vibrant mix of high end fashion houses and award-winning restaurants, as well as annual events like the King Street Festival.

More recently the area has become a dining destination, with the likes of San Carlo, Tast, El Gato Negro, Chichetti, L'Antica Pizzeria da Michele, Grand Pacific, Rosso and Gordon Ramsay's Lucky Cat. King Street is also a hub for luxury shopping with Diesel, Vivienne Westwood and Boodles lining the street.

King's House sits within the Parsonage Gardens Conservation Area and is home to the much-loved original San Carlo restaurant on its ground floor.



Inside the original San Carlo



The famous San Carlo restaurant on site



Prestigious location off King Street



Spinningfields
2 min walk



MOMENTS FOR EVERYTHING

Manchester's most historic and iconic shopping destination. With over 40 big names brands, diverse bars and restaurants, and a packed calendar of events, you're always guaranteed a one-of-a-kind experience on King Street.







HISTORY IN THE MAKING



The Alberton - Bruntwood



St. Mary's Parsonage SRF

Manchester City Council is working on plans to redevelop the St Mary's Parsonage area within an ambitious Strategic Regeneration Framework (SRF). King's House sits at the heart of this historic and unique part of the city, and will benefit tremendously from these plans.

The SRF sets out regeneration opportunities for the area between Blackfriars Street and Bridge Street, which is also home to Bruntwood's Blackfriars House and brand new development The Alberton. It includes plans to improve Parsonage Gardens and demolish the 18-storey Albert Bridge House. On the other side of the gardens, the famous "Kendals" building - which was home to House of Fraser - will be transformed into mixed-use office and retail space.

The multi-storey car park will be demolished, a nod to the city's vision for a zero-carbon future and enabling a complete overhaul of the surrounding streets where pedestrians and cyclists will be prioritised. Our plans for King's House are reflective of this, encouraging an active commute with two cycle stores and changing facilities in the basement.



THE FINER THINGS

Creativity, sustainability and technology are at the heart of the designs, seamlessly integrating with the original character of the building and providing an inspiring workspace for forward-thinking businesses.

The plans for King's House include a new arrival experience on the ground floor, a dynamic blend of collaborative and traditional workspaces as well as a communal lounge, breakout spaces and wellness amenities including bike storage and showers.

In bringing the building back to life and into the 21st Century, we'll be retaining and showcasing its characteristics. This will include exposing original columns and beams along with the replication of the timber sash windows in a modern, double-glazed version.



Characterful fully fitted out workspaces



Use of communal business lounge



Access to premium showers, vanity area and lockers



Secure bike storage and drying room



24/7 access



Operationally net zero



REINVENTED FOR THE FUTURE

In redeveloping Kings House, we're not only preserving the past but also ensuring the building is fit for the future as a tech-enabled, net zero workspace.

Net zero carbon workspace

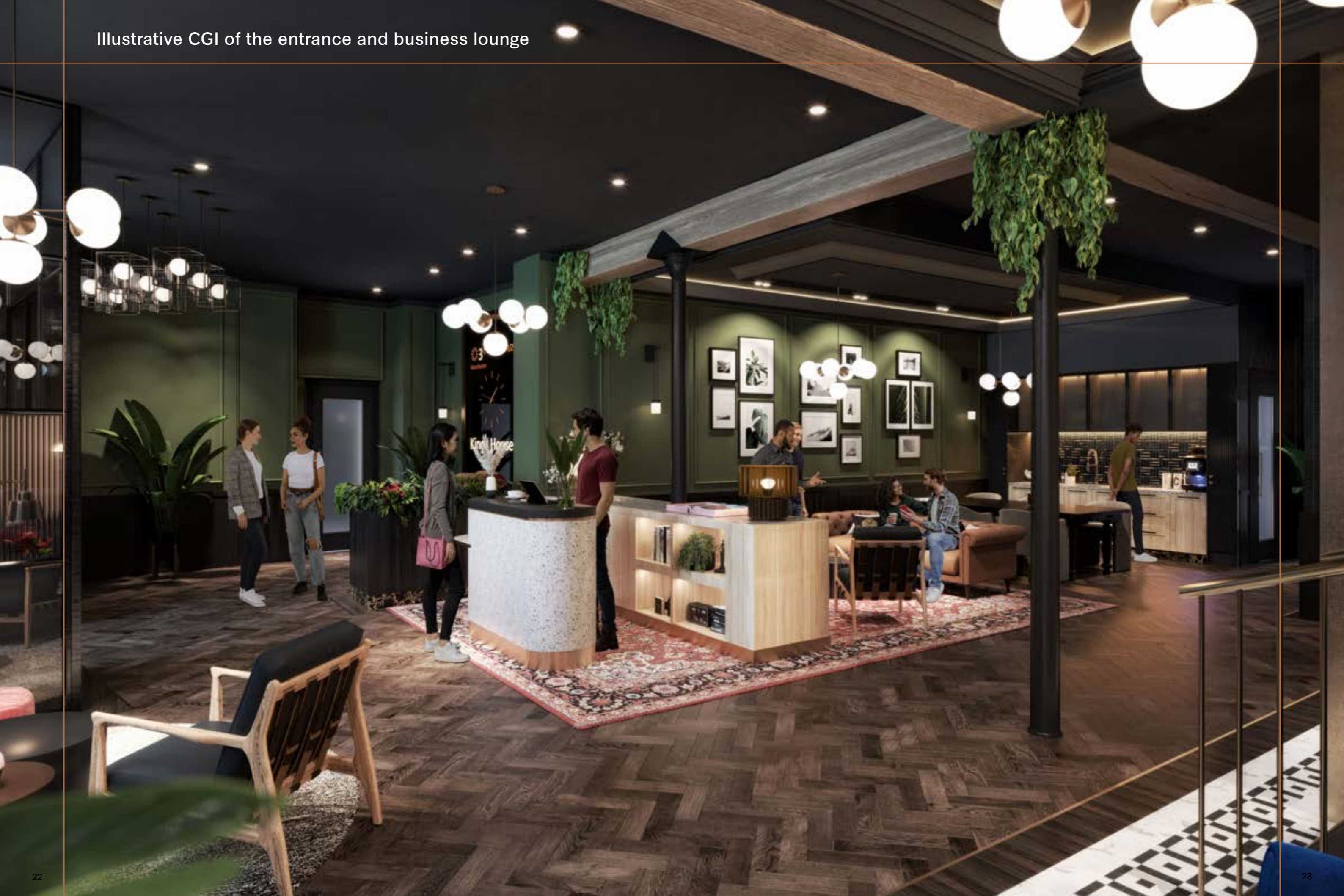
-  Operationally net zero
-  New double-glazed windows
-  New roof
-  Perimeter walls insulated improving energy efficiency
-  Mixed mode ventilation providing fresh air via opening windows
-  Air source heat pumps
-  Fully electric powered building within 5 years

Tech-enabled building

-  Customer app
-  Smart building management system
-  Free Wifi-6 in all shared spaces
-  Fully connected building
-  Smart meter energy monitoring system
-  Air quality indicators to inform customers when to open and close windows



Illustrative CGI of the entrance and business lounge

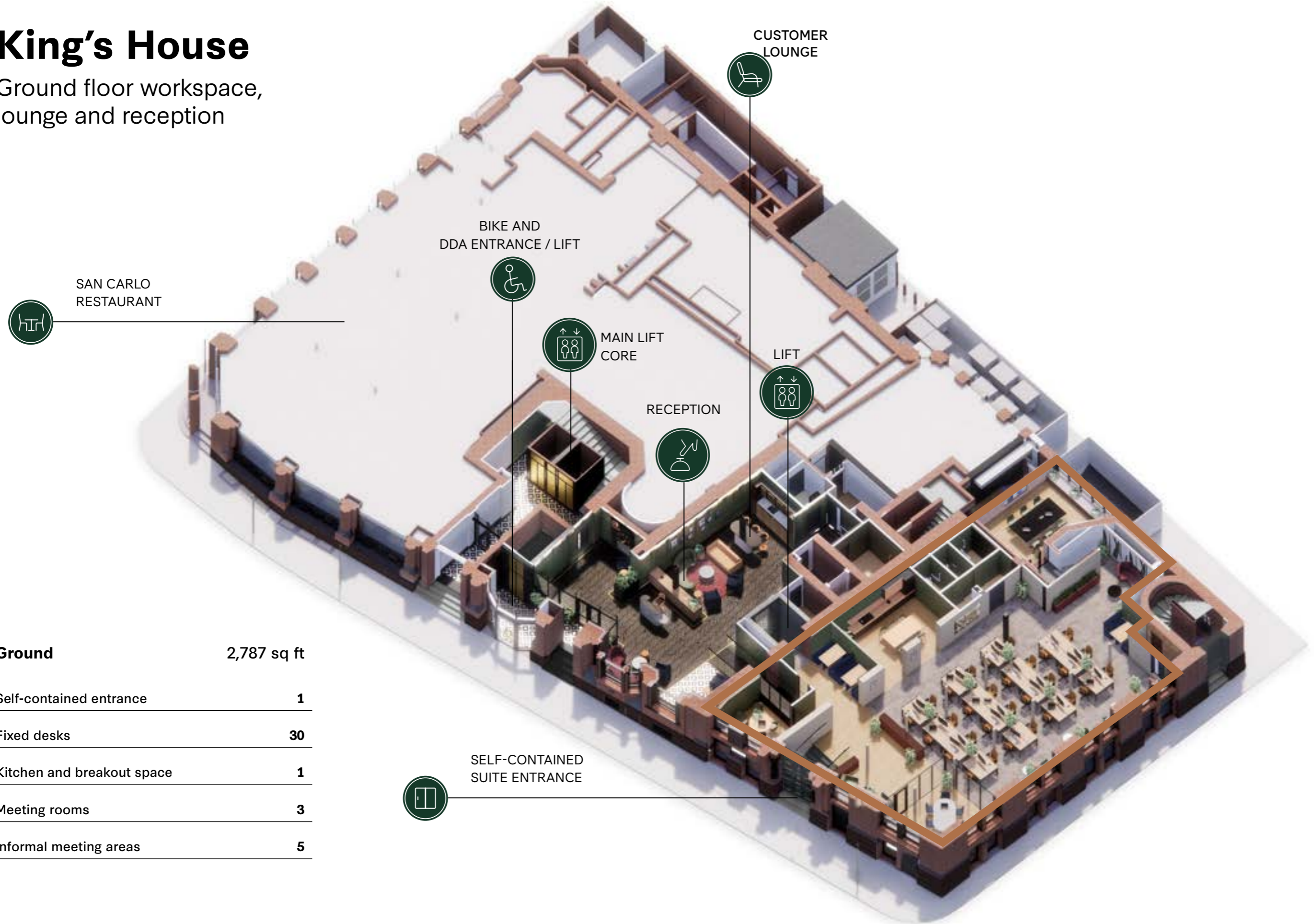


Workspace



King's House

Ground floor workspace, lounge and reception



SAN CARLO RESTAURANT



BIKE AND DDA ENTRANCE / LIFT



MAIN LIFT CORE



RECEPTION



LIFT



CUSTOMER LOUNGE



SELF-CONTAINED SUITE ENTRANCE

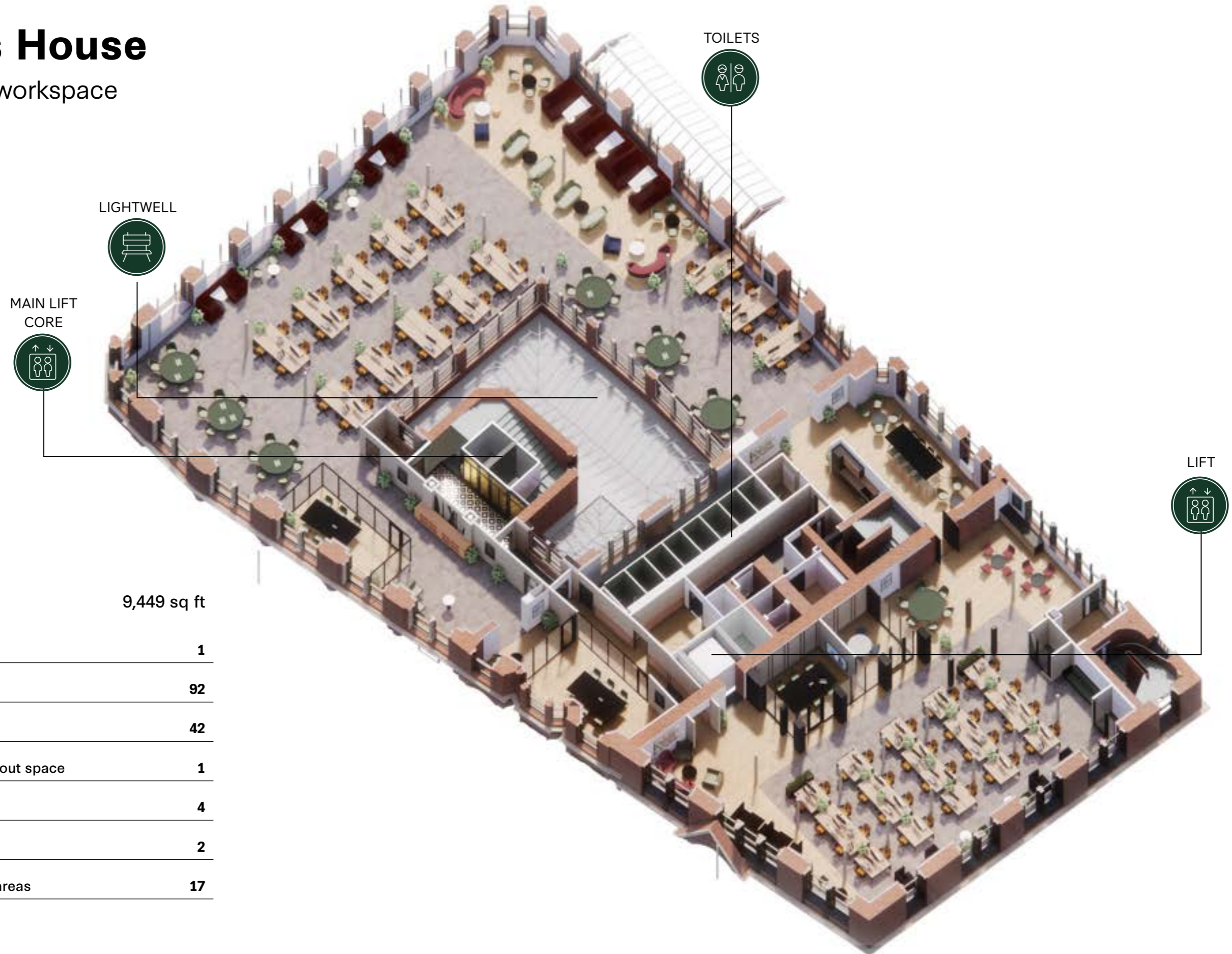
Ground	2,787 sq ft
Self-contained entrance	1
Fixed desks	30
Kitchen and breakout space	1
Meeting rooms	3
Informal meeting areas	5

Illustrative CGI of the Ground floor workspace, lounge and reception



King's House

First floor workspace

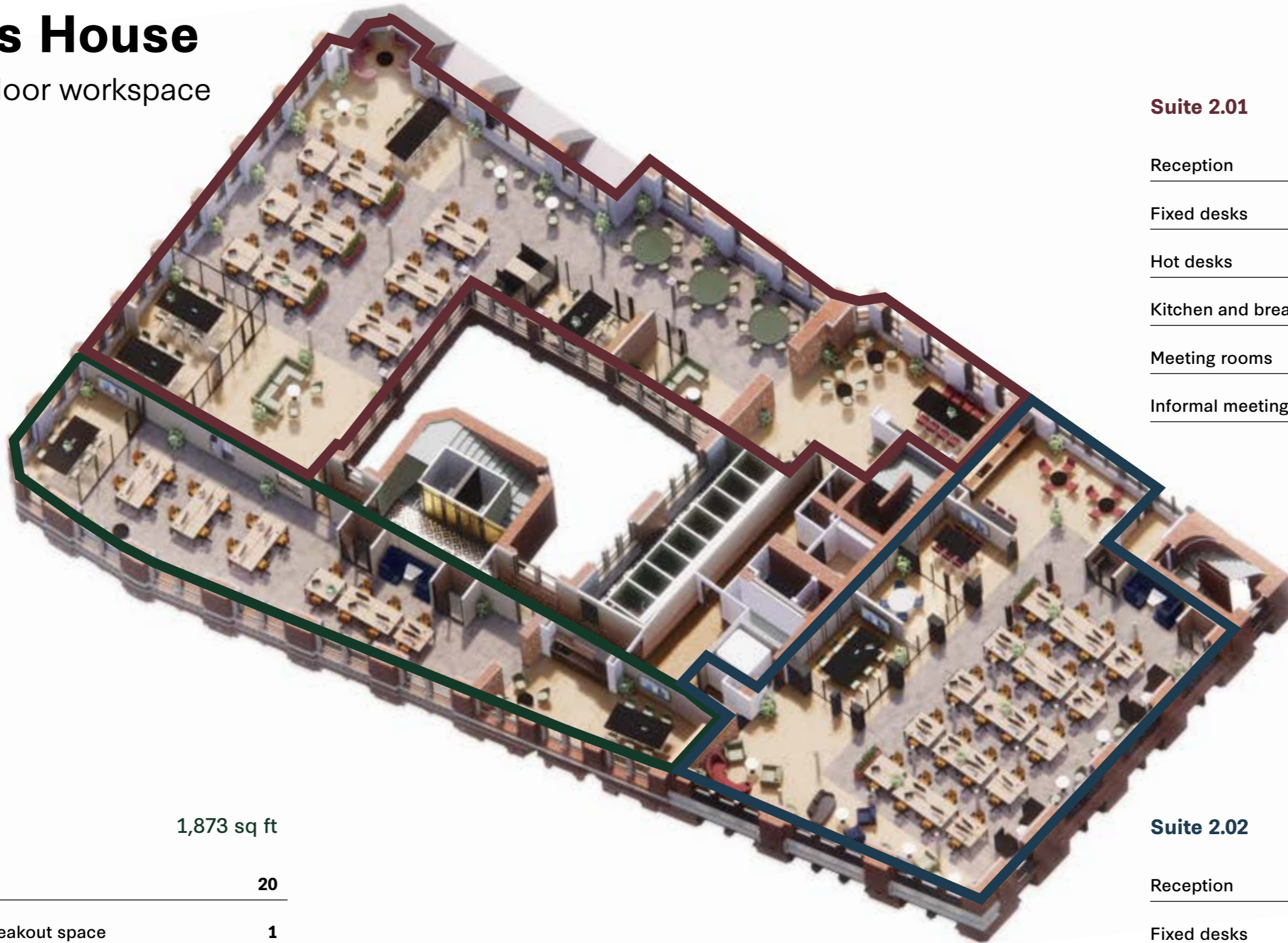


First floor	9,449 sq ft
Reception	1
Fixed desks	92
Hot desks	42
Kitchen and breakout space	1
Meeting rooms	4
Phone booths	2
Informal meeting areas	17



King's House

Second floor workspace



Suite 2.01 4,410 sq ft

Reception	1
Fixed desks	30
Hot desks	18
Kitchen and breakout space	1
Meeting rooms	4
Informal meeting areas	6

Suite 2.03 1,873 sq ft

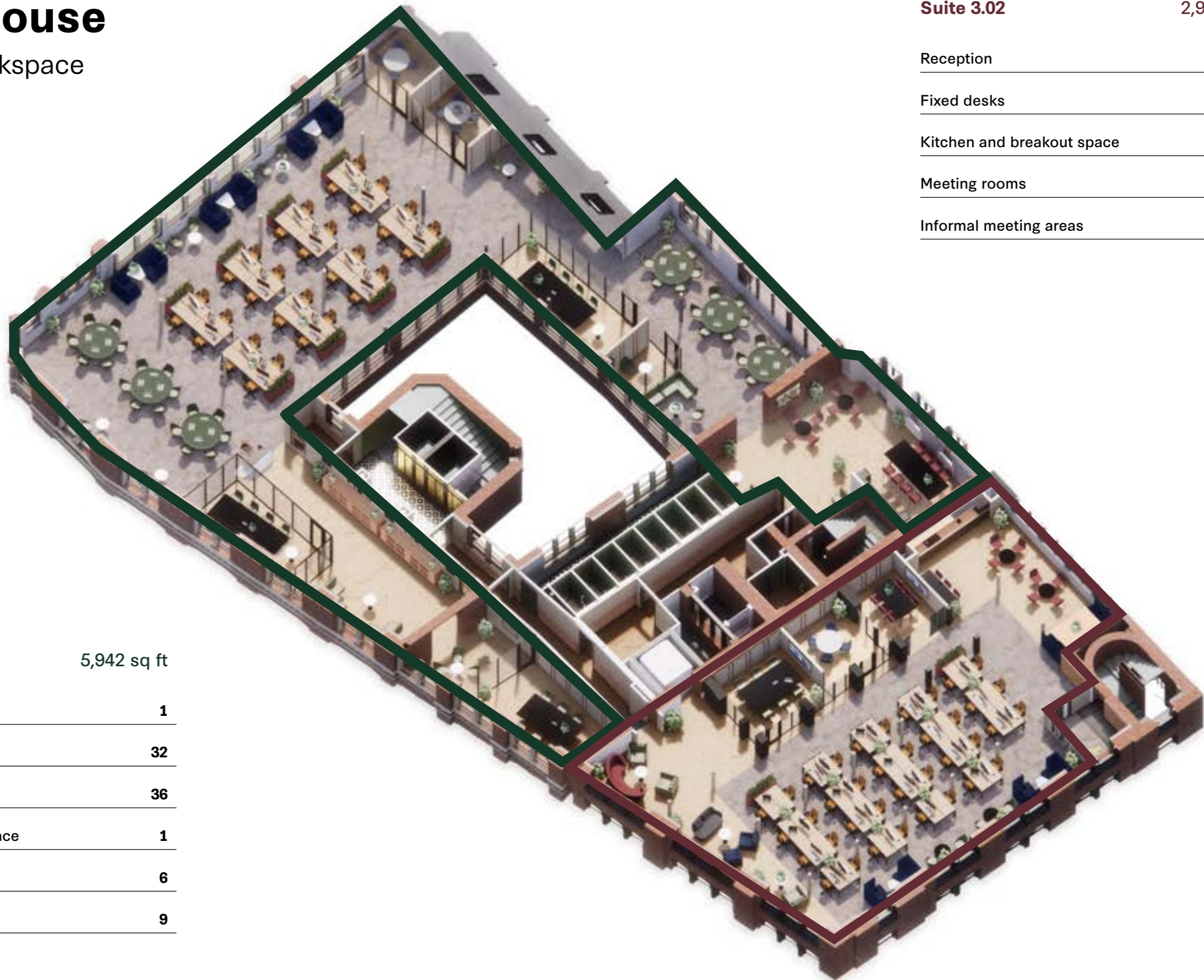
Fixed desks	20
Kitchen and breakout space	1
Meeting room	1
Informal meeting areas	2
Phone booths	2

Suite 2.02 2,956 sq ft

Reception	1
Fixed desks	40
Meeting rooms	3
Kitchen and breakout space	1
Informal meeting areas	9

King's House

Third floor workspace



Suite 3.01	5,942 sq ft
Reception	1
Fixed desks	32
Hot desks	36
Kitchen and breakout space	1
Meeting rooms	6
Informal meeting areas	9

Suite 3.02	2,992 sq ft
Reception	1
Fixed desks	38
Kitchen and breakout space	1
Meeting rooms	3
Informal meeting areas	6

King's House

4th floor lounge

We're transforming part of the fourth floor into a private customer lounge for quiet working, socialising and informal meetings.

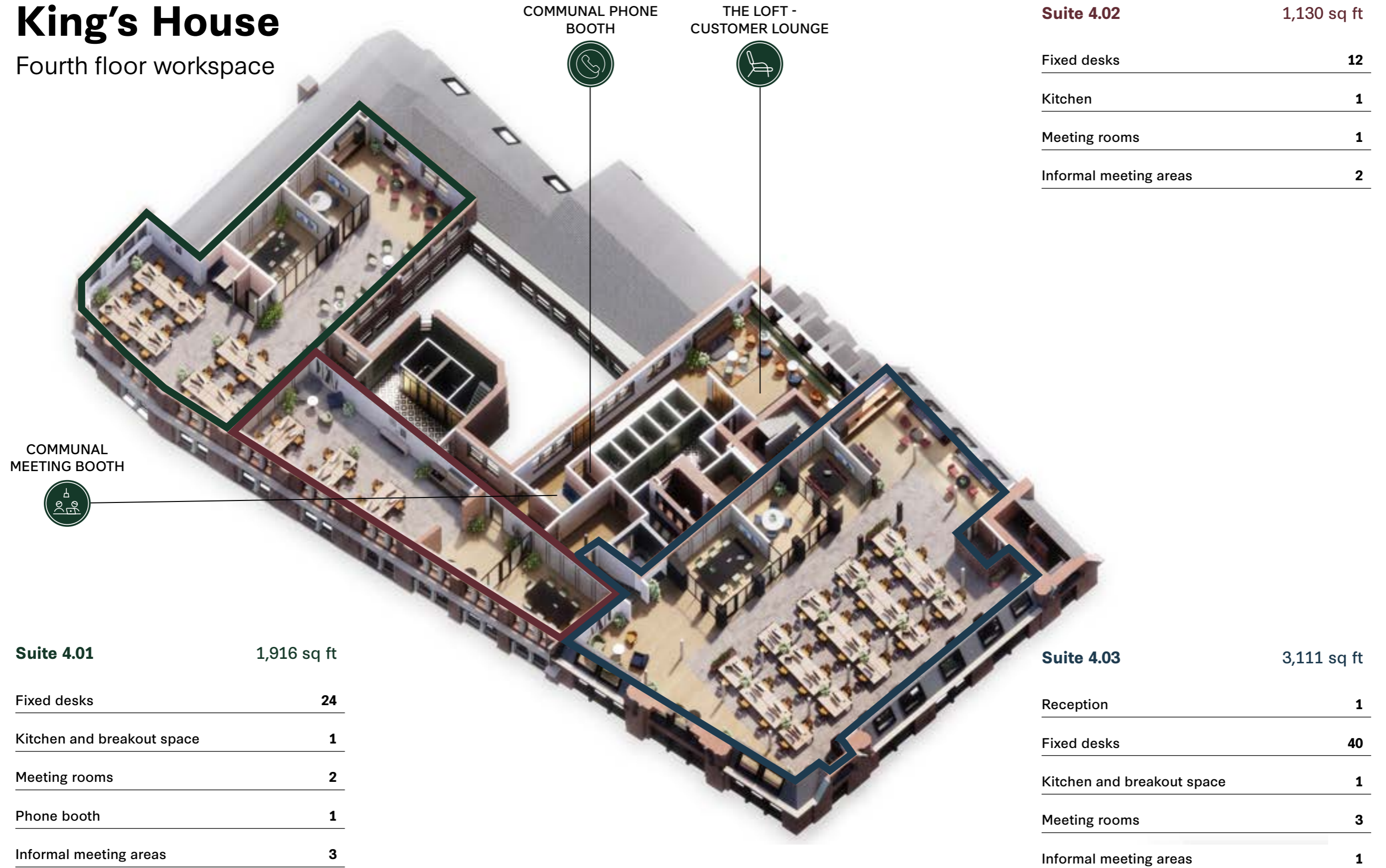


Illustrative CGI of 4th floor lounge



King's House

Fourth floor workspace



Suite 4.02	1,130 sq ft
Fixed desks	12
Kitchen	1
Meeting rooms	1
Informal meeting areas	2

Suite 4.01	1,916 sq ft
Fixed desks	24
Kitchen and breakout space	1
Meeting rooms	2
Phone booth	1
Informal meeting areas	3

Suite 4.03	3,111 sq ft
Reception	1
Fixed desks	40
Kitchen and breakout space	1
Meeting rooms	3
Informal meeting areas	1

Illustrative CGI of 4th floor workspace





Leased Offices

Our leased offices are for companies that want to personalise their work environment and take full control of how they manage their space.

We provide the space and a place in the Bruntwood Works 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 Works team.

Perfect for:

Businesses of all sizes that want the flexibility of planning and managing their own office

Small businesses, scale-ups, large enterprises

Included as standard:

A private office

24/7 building access

Use of communal business lounge

Access to showers and changing rooms

25% off meeting room bookings for any Bruntwood Works venue

Optional design and fit-out services

One bill for rent and services

Free access to business support programme **Spark by Bruntwood Works**

The Bruntwood customer app



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:

Rent, service charge, insurance & business rates

Premium fittings & furnishings with no capital outlay

Internet connection (100 mbps dedicated line)

Cleaning included

Electricity not included*

Bruntwood Customers:

One bill for rent and services

25% off meeting rooms booking at any Bruntwood venue

FREE access to business support programme Spark by **Bruntwood Works**

The Bruntwood customer App



Active commuting made easy

King's House will boast a secure basement cycle store with a repair station, encouraging more people to cycle to work and into the city.

This addition will be supported by Manchester City Council's plans to introduce further cycle lanes in this area as part of the St Mary's Parsonage SRF.



High end & secure bike stores



Bike repair station



Showers and changing facilities



Dedicated Cycle Entrance and Lift

BASEMENT WELLNESS AMENITIES

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

With a secure bike store, showers, towel service, hair dryers and hair straighteners plus drying facilities on-site you'll have all the tools at your disposal for active commuting.



Showers



Multi-faith /
Ablution room



Towel service



Lockers



Bike Store



Storage space



YOUR NEIGHBOURHOOD



LOCAL RESTAURANTS

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

LOCAL RETAIL

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



EXCHANGE SQUARE
5 MINUTE WALK



MANCHESTER VICTORIA
10 MINUTE WALK



MANCHESTER PICCADILLY
15 MINUTE WALK

Sparking great ideas

If our customers thrive, so do our cities and so do we. We want businesses that start out with Bruntwood Works, to grow and scale with Bruntwood Works.

Business Support

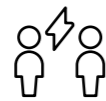
Building solid partnerships is part of our commitment and desire to create successful environments for people to work in. The Spark Programme will bring together the resources, community and connections our customers need to reach their business goals.

To deliver our best in class Business Support offer, we are working with Regional Partners such as Alliance Manchester Business School as well as nationwide organisations such as Enterprise Nation. Throughout the year we will be delivering a mixture of in-person and online events across all of our Regional Cities.



Spark Webinars

Hear from industry experts on subjects relevant to your business, providing insightful knowledge for you to build on.



Spark Advisors

Exclusive to Bruntwood Works customers, you can access advisors, one-on-one, giving you tailored advice and practical support based on your needs.



Spark Connections

With over 40 years experience within our cities and 55,000 people based across our buildings, we have a wealth of customers and contacts to connect you with, so you spark a new connection.



Spark
by bruntwood
Works

REINVENTING WITH THE PLANET IN MIND

At Bruntwood, we work to create thriving cities.

Since our inception in 1976, we've taken unloved buildings and brought them back to life - a process called retrofitting, which creates 80-85% less upfront carbon emissions compared to a typical new build.

Where we're building new, we balance the amount of carbon emissions that we emit by the amount that we remove from the atmosphere - reaching what is commonly referred to as 'net zero carbon'. In the areas under our direct control, we'll operate those new buildings at net zero carbon, too.

By 2030, we'll be operating at net zero carbon in the areas under our direct control across our entire business, and all of our new buildings and major developments will be net zero in construction and operation.

By 2050, we will be a fully net zero carbon business.

But we know that it's what we do now that really

matters - and that's how Bruntwood is different. As well as already being a zero-waste-to-landfill organisation and leading the way in sustainable developments and investments, we've put specific targets in place for emissions, energy, green spaces and biodiversity, sustainable materials, transportation, waste, and water.

We're investing heavily in renewable energy, which started when we created our own energy supply business back in 2016. We're the first property developer to make such a bold move and, in October 2020, we launched the brand externally as Unify Energy so we could help businesses across the UK access better and more innovative energy solutions. An OFGEM-regulated supplier, Unify Energy provides Bruntwood customers with competitive pricing, industry-leading support and opportunities to invest in 100% renewable energy.

One such opportunity came in 2022, when we purchased an industry-first 42.4% share

in Kirk Hill wind farm, based in Ayrshire, Scotland. By spring 2024, we'll be able to fulfil 80% of Bruntwood's current electricity demand through renewable electricity - a huge milestone in achieving our net zero ambitions and supporting the industry's transition to sustainable energy.

In Didsbury, we're building the UK's lowest carbon new build workspace - Ev0. This fully electric building will have a unique, sustainably-sourced, timber frame that locks in high volumes of carbon. Smart technology inside the building will allow us to control the temperature and air quality, helping to reduce energy wastage - and customers will be able to track their energy usage.

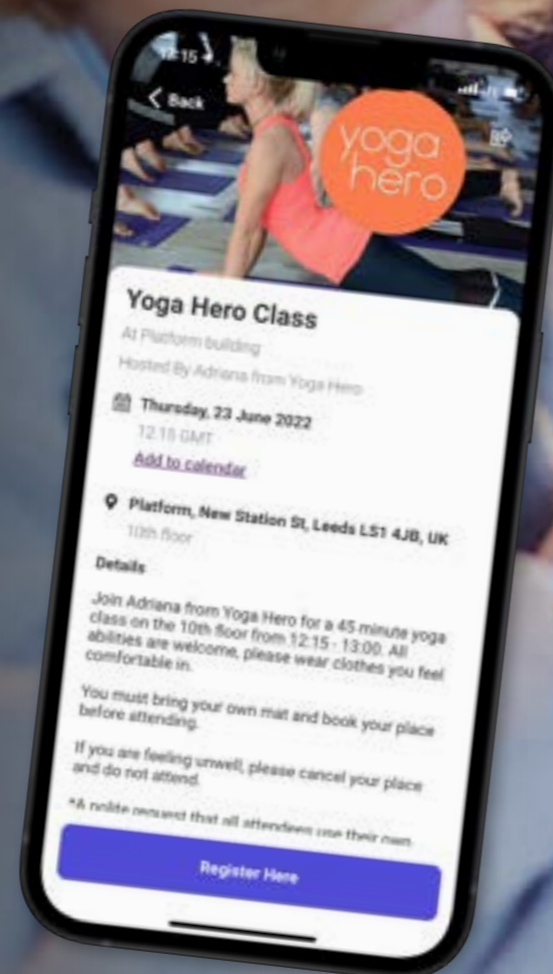
By continuing to embed sustainability into our business, we're confident that we'll add to our successes - winning Commercial Developer of the Year for 2022 and Recycled/Refurbished Workspace of the Year for Bloc.



Discover more with access to our Bruntwood customer app

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

- Exclusive community events
- Bruntwood customer discounts
- Book meeting rooms
- Wellbeing activities



OBI



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King's House

