



Riverside

New Bailey Street, Manchester M3 5FS

bruntwood



Make an impression

Riverside is a cluster of five commercial office buildings on the banks of the River Irwell.

It's a self-contained business park on the edge of a city centre's core business district, and one that's undergone a £5million refurb to make it gorgeous inside and out.

One and a half acres of public space include a private courtyard for you to relax in with water features, sculptures, planting and new timber-decked seating areas all creating a sanctuary, away from the noise and disruption of the city.

Beyond this oasis you'll find flexible, efficient office space on a scale rarely found in the refurbished city centre market. And start-up companies looking for minimal up-front costs will find Riverside's small suite scheme a great way to keep overheads down.

With a riverside position, and private inner courtyard featuring timber decking and water features, the grounds serve as an ideal place to relax, eat your lunch and socialise with colleagues.

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





Community

In the summer months there might be an after work yoga class or HIIT session to take part in the courtyard.

Or you might choose to work out at the on-site personal training studio FORM, who offer group or 1:1 personal training sessions and classes for Riverside residents.

There's also Virgin Active on Deansgate and Pure Gym in Hardman Square. Or for some free exercise you could go for a lunchtime or evening jog along the Irwell City Park running route which runs alongside Riverside.

A landscaped walkway connects New Bailey Street and Riverside with Trinity Bridge and the Lowry Hotel, creating a riverside route for pedestrians and cyclists.

And of course for anyone who does choose to exercise Riverside comes complete with shower facilities.



Yoga



Showers



Bike racks



Lounge



Kitchen





Meet the neighbours

“Like the team at AO World, Bruntwood are dynamic and future-focused and we’re very confident they’ll support our evolving needs as we continue to grow”



AO World is one of the many happy customers based in Riverside taking advantage of the long-term support that comes with joining the Bruntwood family.

“Bruntwood have a fantastically flexible, tailored approach to ensuring their customers’ workspace needs are catered for and we knew they would be the perfect partner to support our expansion plans in Manchester. They have supported our growth ambitions along every step of our journey.

“Always focused on minimising disruption, the Bruntwood team tailored a managed office package to meet AO World’s exact requirements, removing the leg-work. They found a temporary home for us right next door to Riverside, so there was very little upheaval for our employees and business when we moved across. With Bruntwood managing the entire process, from selecting the location to fitting the office out, leasing furniture and arranging utilities, we could focus on running our business. It was an extremely cost-effective approach too, with no upfront capital investment required because the costs were absorbed into a monthly fee.

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.

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.brunwood.co.uk

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Working in the heart of the city

There's no shortage of amenities to enjoy at Riverside. Deansgate and Spinningfields are just a stone's throw away, with ample opportunities for shopping, eating and drinking.

From Carluccios and Wagamama to the acclaimed Mark Addy and Australasia restaurants, you have your pick of top-notch places to dine out, and an on-site Tesco Express provides a handy place to pick up your groceries. The 5-star Lowry Hotel is directly adjacent with its own restaurant and spa facilities, plus the stunning Trinity Bridge spanning the River Irwell provides an easy pedestrian link to Deansgate.

Culture vultures will have easy access to the People's History Museum and the Opera House which are just across the road.



Train

Salford Central, Victoria, Deansgate, Oxford Road, Piccadilly



Metrolink

St Peter's Square, Piccadilly



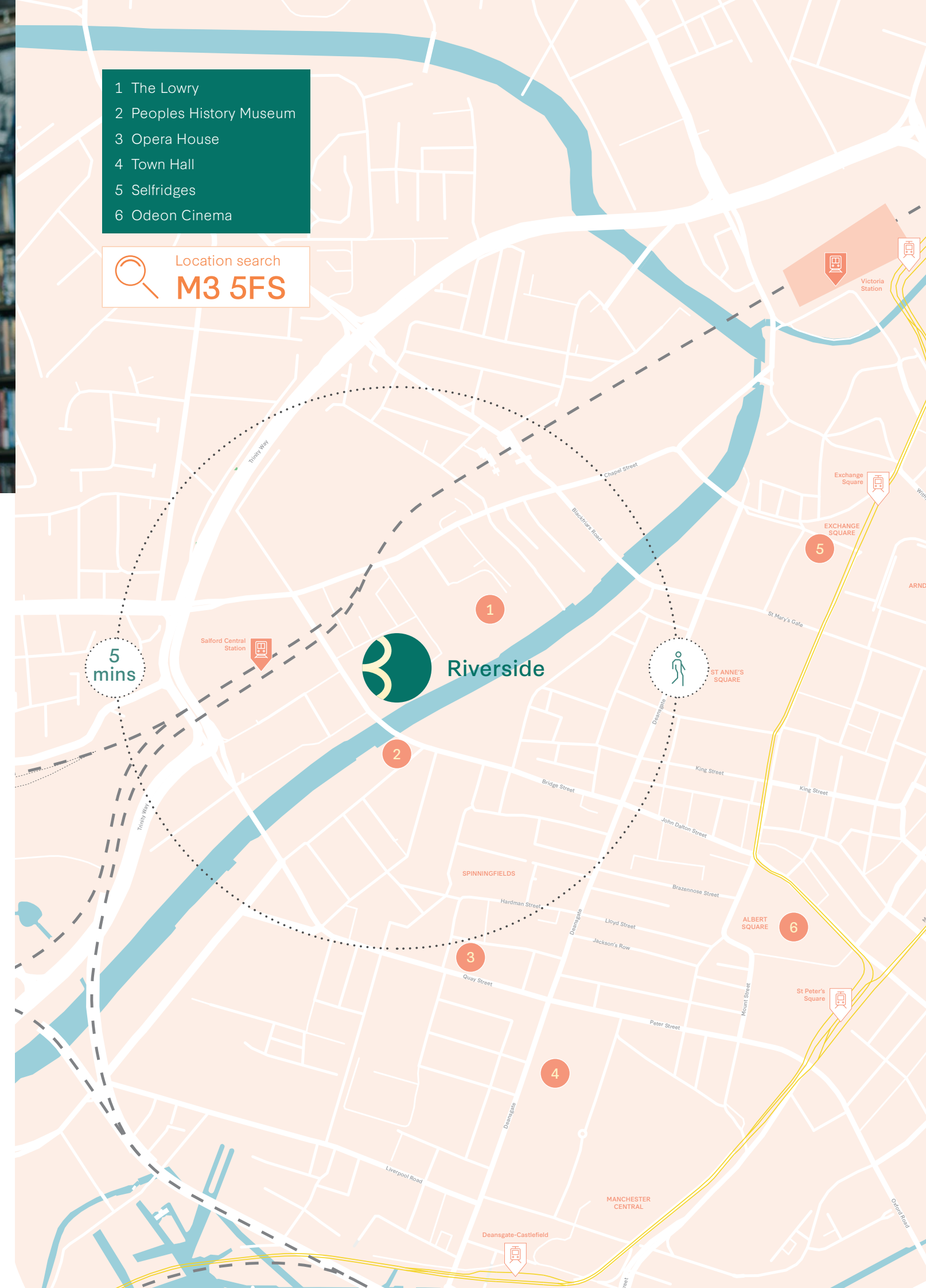
Bus

Various



Airport

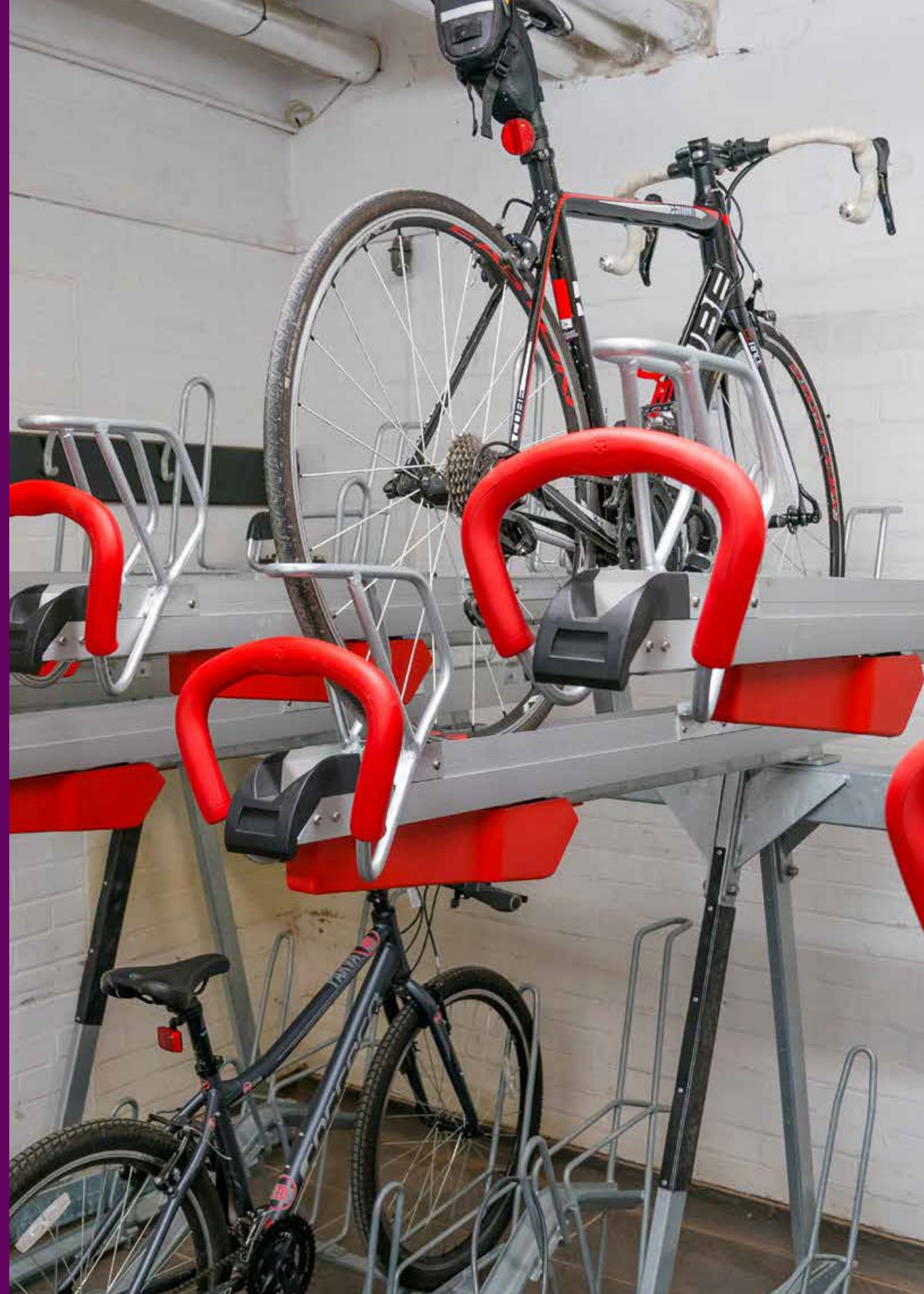
Manchester Airport



Your trip to work just got easier

With three major train stations within a 15-minute walk and Salford Central on our doorstep, Riverside benefits from a wealth of transport links, with more to come in the future.

Riverside is an easy walk from Manchester city centre and is set just off the city's inner ring road, offering a quick route in for car users. The generous on-site car parking – a rare amenity compared to other city centre premises – provides spaces on a long or short-term basis as well as on-site public parking for visitors. Riverside also offers on-site bicycle storage for our community of cyclists.





Four icons

The four buildings of Riverside are located in Manchester’s core business district on New Bailey Street.

They have been an iconic architectural feature on the banks of the River Irwell since the early 1970s when the complex was owned by the Manchester Evening News. As such, the names of the buildings reflect that unique heritage with four of them named after historic print typefaces: Aldine, Baskerville, Cloister and Delphian.

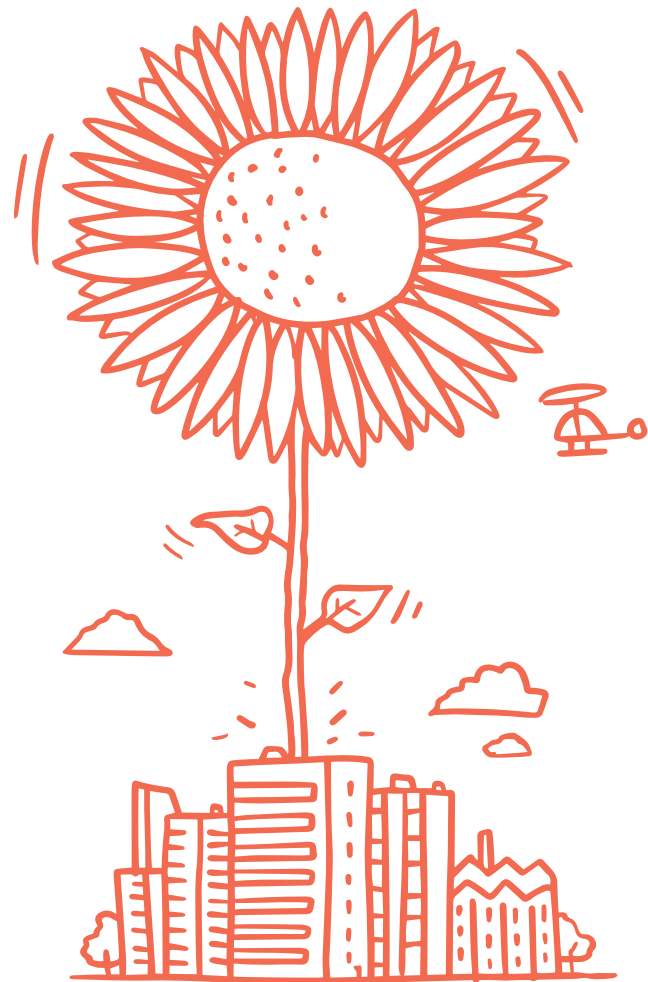
Building amenities include:

- On-site customer service team
- On-site car parking available
- Private inner courtyard exclusively for customer use
- 24-hour building access
- Secure bicycle storage
- Tesco supermarket and café on ground floor
- Shower facilities
- DDA-compliant access
- Lift access
- Community events
- On-site personal training gym (additional fees apply)
- On-site barber shop

Suite specifications include:

- Flexible open-plan suites
- Air conditioning
- Recessed modular lighting
- 3 compartment perimeter trunking
- Suspended ceilings or exposed services
- Recessed modular or pendant lighting
- Recessed modular lighting

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
call us or visit the website

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