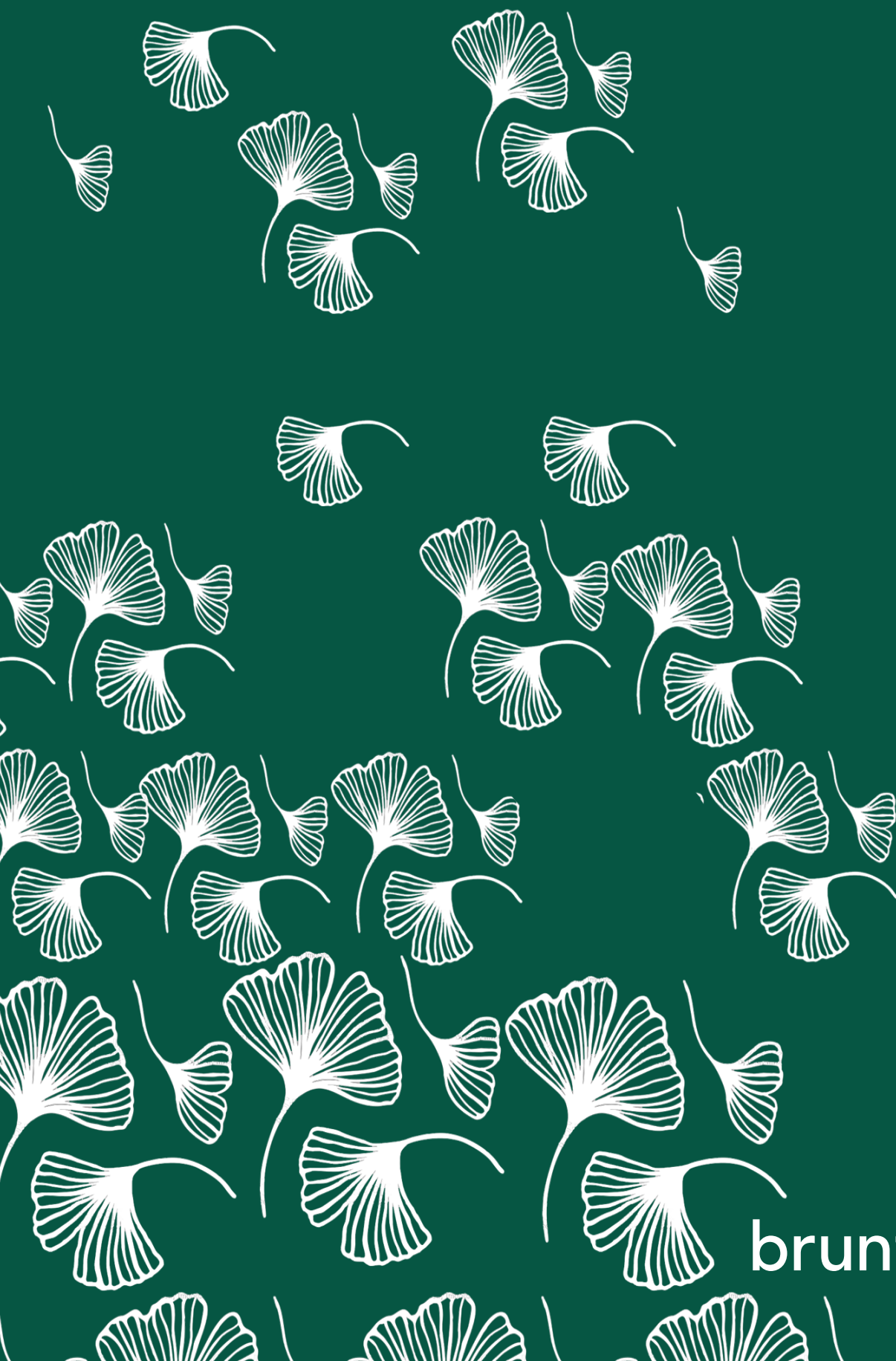


Cotton House



bruntwood



Make an impression in the leafy surroundings of Lincoln Square

Found in a prestigious location between the Town Hall and Spinningfields, this self-contained, refurbished office building is located in the leafy surroundings of Lincoln Square - intimate pocket of calm amongst the hustle of the city centre.

The square is named after the statue of Abraham Lincoln that graces its centre, commemorating the remarkable bond of friendship between the city that was once known as the cotton capital of the world, and the country that provided its raw materials. It is this historic relationship that has inspired the naming the building.



Beautifully refurbished spaces in an enviable location

With the added benefit of on-site car-parking and newly refurbished roof terrace, Cotton House presents an affordable opportunity for your business to move closer to Manchester's financial and professional heartland.

We've also recently upgraded our customer lounge which you can use to greet clients, have informal meetings or simply to relax away from the office.



Shower facilities



Cycle storage



Roof terrace



Newly refurbished



Secure car parking



Onsite receptionist






First floor Indicative floorplan


To give you an example of what we can offer, here's a model of a full-floor takeover - one of the many workspaces that can be redesigned for you.



 **36**
fixed desks


 **16**
alternative workspaces

 **4**
meeting rooms

 **2**
meeting booths

 **2**
phone booths

 **1**
waiting area

 **1**
Kitchen/breakout area

 **3,878**
Total space Sq ft



Meet your neighbours

Fancy changing up your meeting rooms or need more capacity? Right across the road at Centurion House you'll have easy access to six high-spec meeting rooms with an exclusive 25% off discount.

Customers at Cotton House can also gain free access to the fitness studio and wellness suite at Union and Riverside, two buildings in close proximity.

With the added bonus of a communal rooftop terrace and an events programme, Cotton House presents an affordable opportunity for your business to network and thrive.



Access to Centurion House meeting rooms



Access to fitness studio at Union and Riverside



Communal Rooftop terrace



Working in the heart of the city

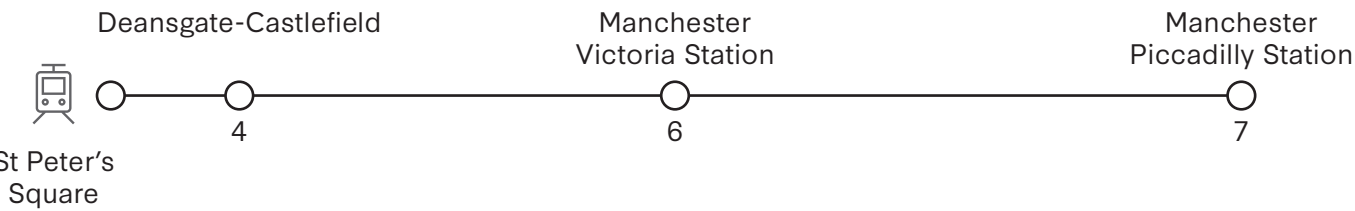
Whether you're looking for somewhere to grab your lunch, a place to socialise with colleagues or a show stopping restaurant to take clients, you will find exactly what you need within minutes of Cotton House.

Cotton House couldn't be better placed. The building faces the main thoroughfare to the Spinningfields district where you will find banks, high-end shops, bars and cafés.

Along Deansgate and the surrounding streets, you will find some of the city's most exclusive restaurants, such as Iberica, Hawksmoor and Gaucho, so when it comes to eating out and entertaining clients it's the perfect place to impress.

To the rear of the building if you walk another couple of minutes you will find yourself at the heart of Albert Square.

Tram times



Shopping & Leisure

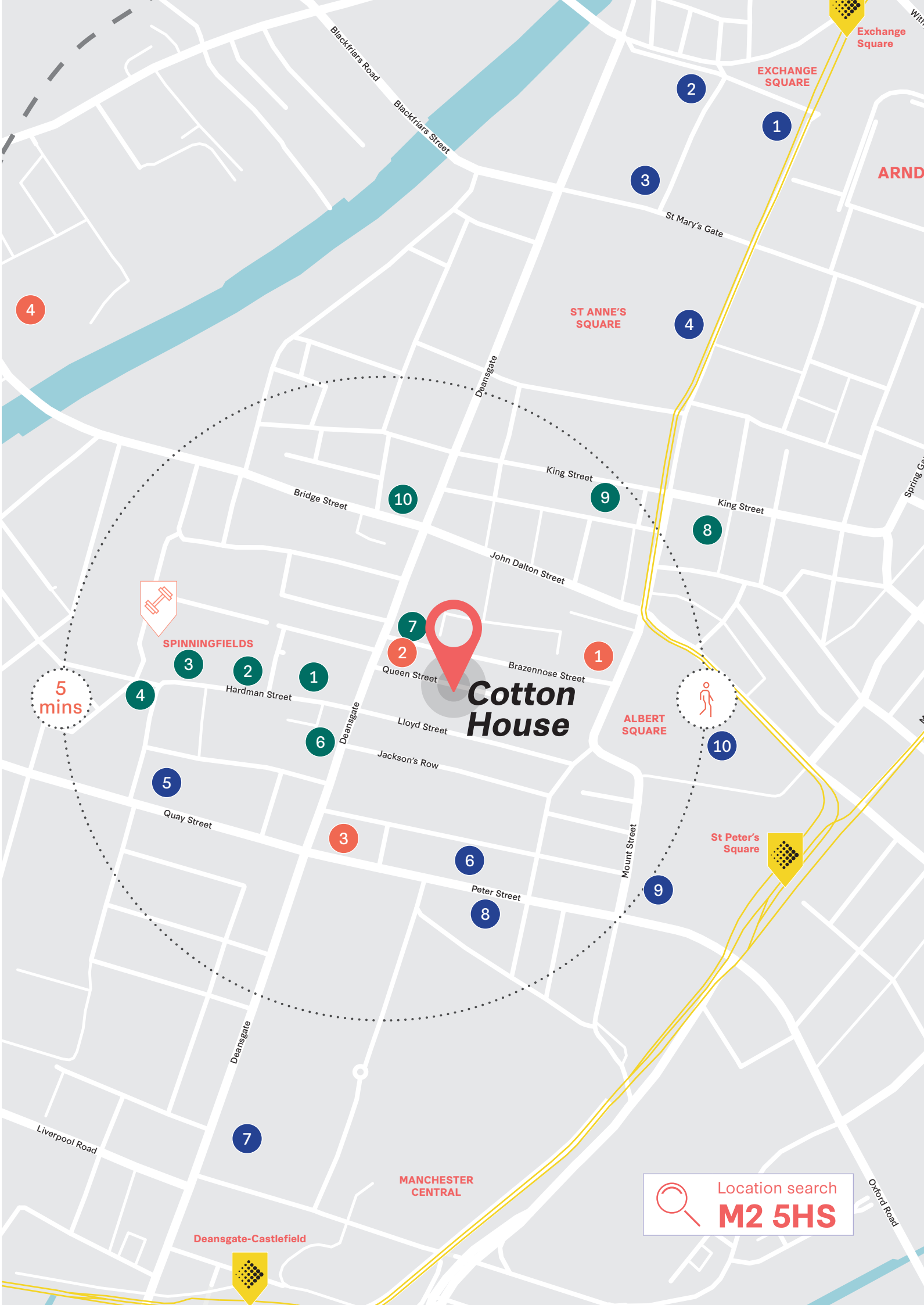
- 1 Selfridges
- 2 Harvey Nichols
- 3 Zara
- 4 Royal Exchange Theatre
- 5 Manchester Opera House
- 6 Albert Hall
- 7 Hilton
- 8 Midland Hotel
- 9 Central Library
- 10 Manchester Town Hall

Eating & Drinking

- 1 Australasia
- 2 Alchemist
- 3 The Oast House
- 4 The Ivy Manchester
- 5 The Botanist
- 6 Hawksmoor
- 7 Starbucks
- 8 Flightclub
- 9 El Gato Negro Tapas
- 10 San Carlo

Bruntwood Buildings

- 1 Union
- 2 Centurion
- 3 South Central
- 4 Riverside









Active commuting made easy



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.

Customers at Cotton House can enjoy the building's cycle storage and shower facilities, allowing for a healthy commuter routine. What's more, customers can access wellness facilities at nearby Union, making it perfect for slotting a workout into your working day.

Bruntwood customers can also benefit from discounted memberships at premier training brand, FORM. Based at nearby Riverside, the team offer group and personal training sessions with a focus on mental and physical health in the workplace.

-  Showers
-  Studio*
-  Community events
-  Wellness suite*

*Available in selected Bruntwood Works buildings





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 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.

FREE
access to
business
support
programme
Spark

Leased is ideal 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 with Leased:

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

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

The Bruntwood app

Key features



Flexible contract



Design your own space



Your own, private office



Made & Managed

This is your choice for maximum flexibility in a team of two or more people. Bruntwood Works' Serviced package can act as a short-term project hub or a swing space, ideal for work demands that can change every six months or more.

We offer a simplified rental plan - just pay for the desks you want, one by one, and expand or shrink those requirements when necessary.

This is particularly useful for startups and rapidly growing businesses. Serviced desks give you room to hit any target and bring more people into your vision. Alternatively, use us as a satellite office and give your teams a city base of their own.

FREE
access to
business
support
programme
Spark

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

The ability to create your own service package (including internet, telephone, refreshments, cleaning and facilities management)

One bill for rent and services

Personalised fit-out at no extra cost

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

The Collective membership

Key features



Customisable contract



Choose fit-out



In-house design team

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.



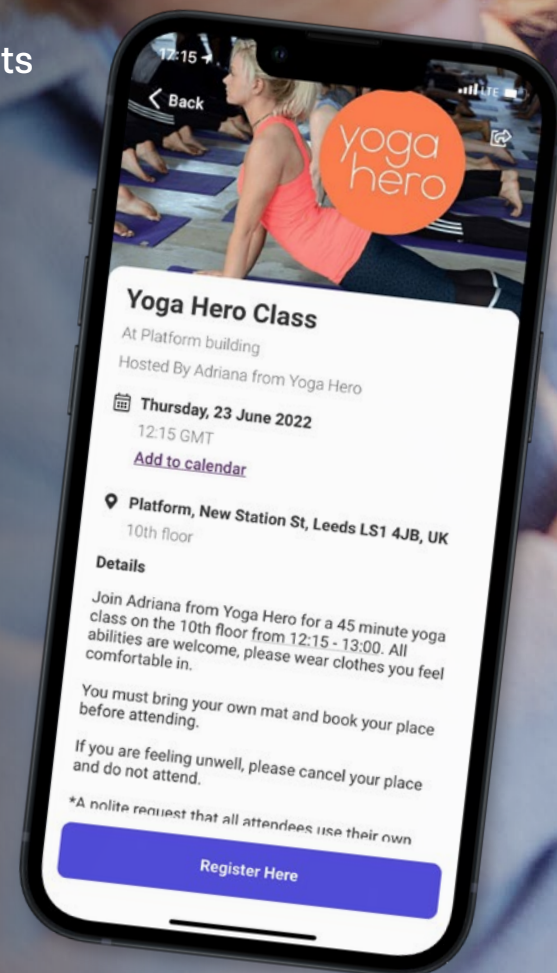
Spark Connections

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.

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



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.



bruntwood

**Bruntwood Works
Union
Albert Square
Manchester
M2 6LW**

For more information please call us
or visit the website:

0161 233 7877
bruntwood.co.uk

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**AVISON
YOUNG**

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