

York House ●

Workspace in the heart of the city

bruntwood





York House ●

## WELCOME TO YORK HOUSE

Situated on York Street, the offices at York House are fully refurbished to a high standard. York House is a purpose built office building designed by Leach Rhodes Walker, comprising 11 floors of refurbished and efficient office space; all of which benefit from an abundance of natural light.

Rosso, Jamie's Italian, Enzo, Department of Coffee and Grand Pacific are just a few of the names that make this area one of Manchester's most desirable neighbourhoods. Moose Coffee, a popular American and Canadian breakfast diner is located within the building providing a great meeting destination and dining experience.



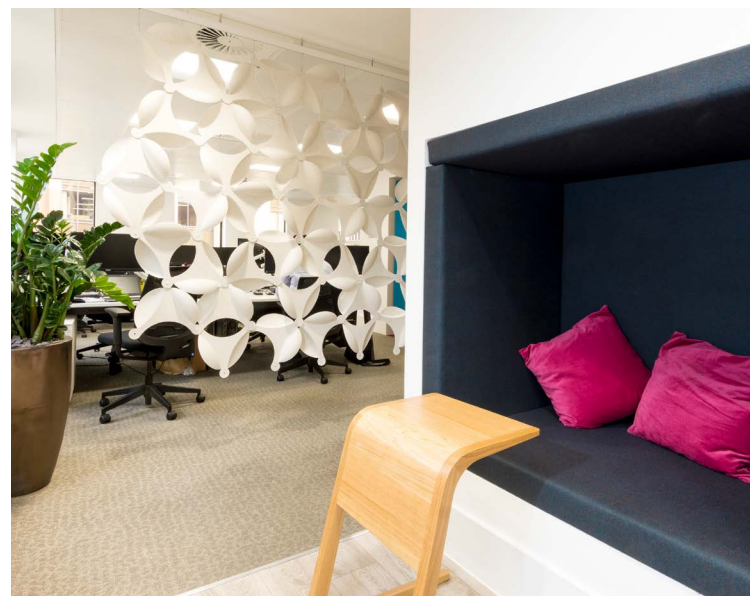
# CREATING THE RIGHT SPACE FOR YOUR BUSINESS

 33,609  
TOTAL SQ FT

 1,000 – 3,080  
SQ FT OF SUITE RANGE

At York House there are a variety of spaces available and we're confident that we can help you find the perfect one.

We can offer you a blank canvas to make your mark and create a workspace that is uniquely yours. Armed with a vision and a collaborative approach, our in-house design team can help turn your ideas into reality and create a space that reflects you and your brand.





# YORK HOUSE WHAT'S ON OFFER

York House has been recently refurbished to a high standard, offering flexible open plan office suites from single to multiple floors. With a range of suites to choose from Bruntwood can provide you with the space you need not only now, but as your requirements evolve.

Bruntwood's in-house reception and customer service team provide a professional welcome for your visitors. A new shower and changing facility with lockers have been recently installed and the building also benefits from secure bike racks and on-site car parking.

Each floor at York House is available for sole occupancy, or can be split to suit the needs of your business.

At Bruntwood, we understand how much there is to consider when moving office. That's why we've partnered with a range of providers to get you up and running and ensure your move is as seamless as possible.

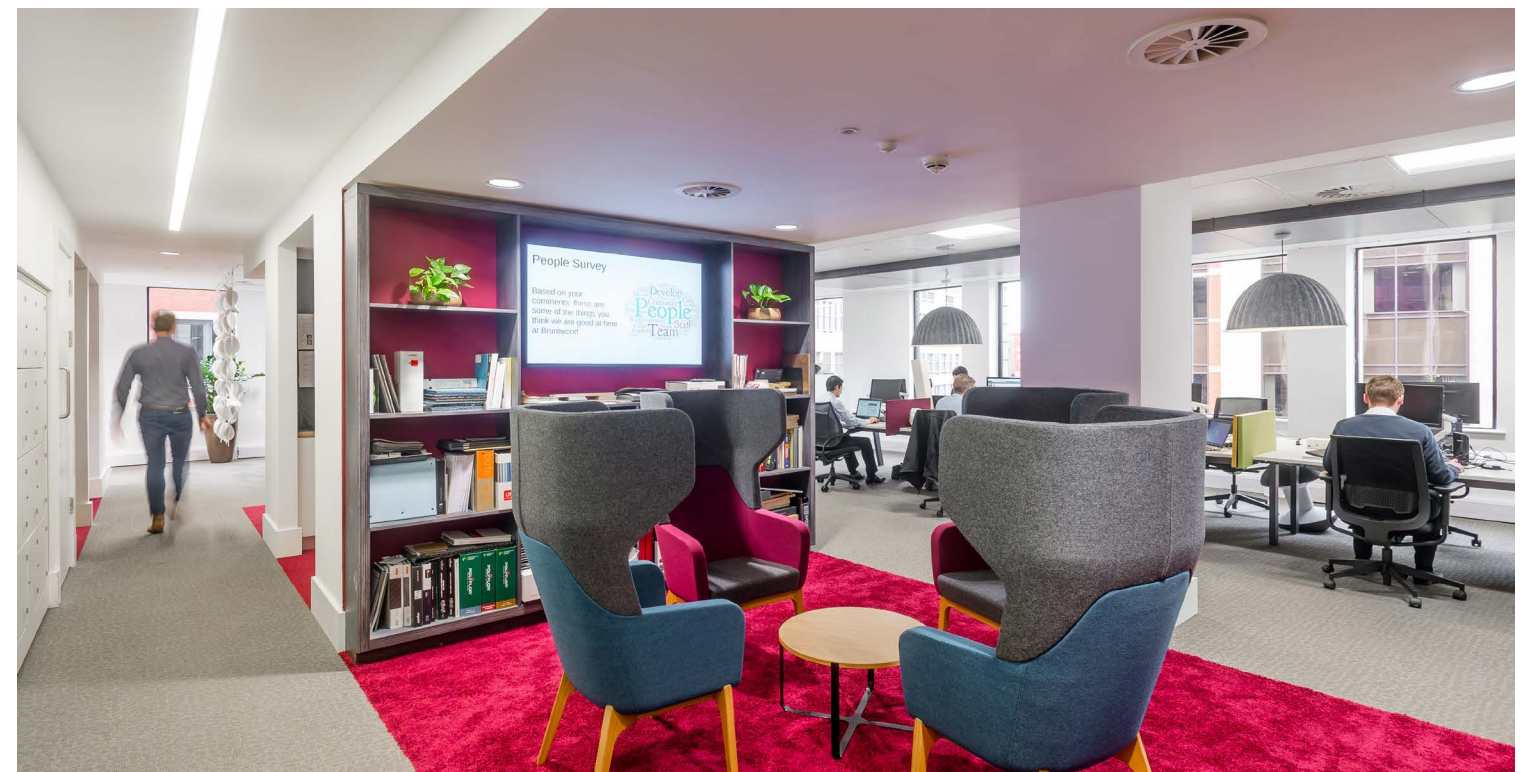
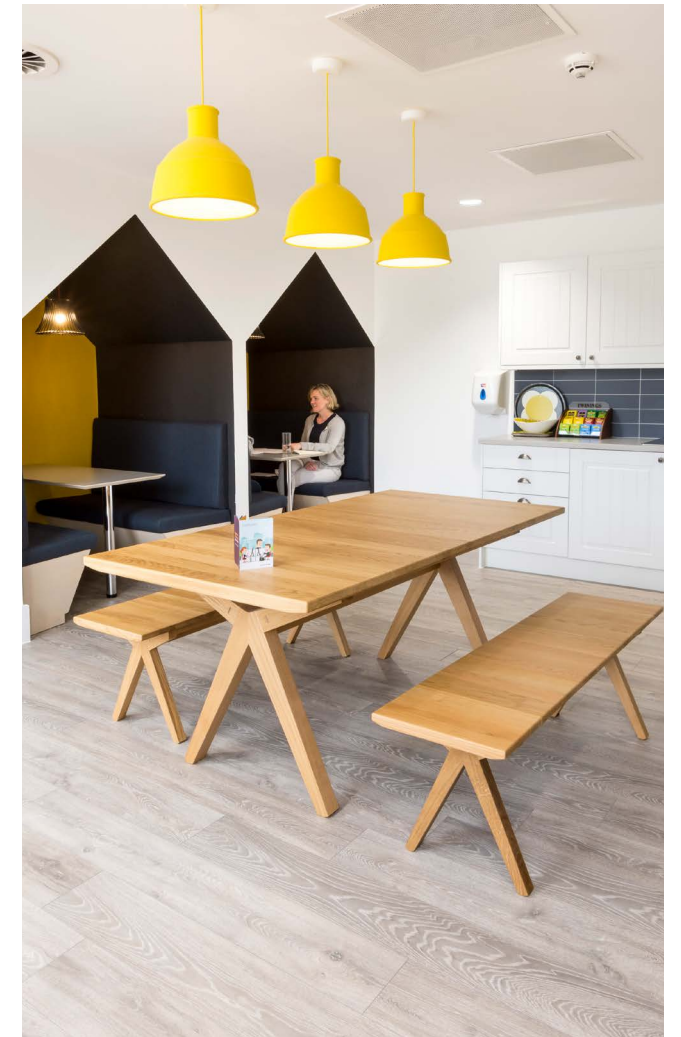
**Range of all-inclusive packages:**

Internet packages

Telephone packages

Cleaning packages

Furniture



- |   |   |
|---|---|
|  24-HOUR ACCESS   |  ON-SITE CUSTOMER SERVICE TEAM     |
|  ON-SITE COFFEE SHOP                                    |  ON-SITE SECURE CAR PARKING SPACES |
|  DEDICATED STORAGE FACILITIES                           |  DDA ACCESS                        |
|  NATURAL LIGHT  |  24H MONITORED CCTV                |
|  SECURE BICYCLE STORAGE                                 |  AIR CONDITIONING                  |
|  MALE AND FEMALE SHOWERS, LOCKERS AND CHANGING FACILITY |  FLEXIBLE OPEN PLAN SUITES         |
|  DEDICATED RECEPTION                                    |  3 LIFTS                           |



# YORK HOUSE A BLANK CANVAS

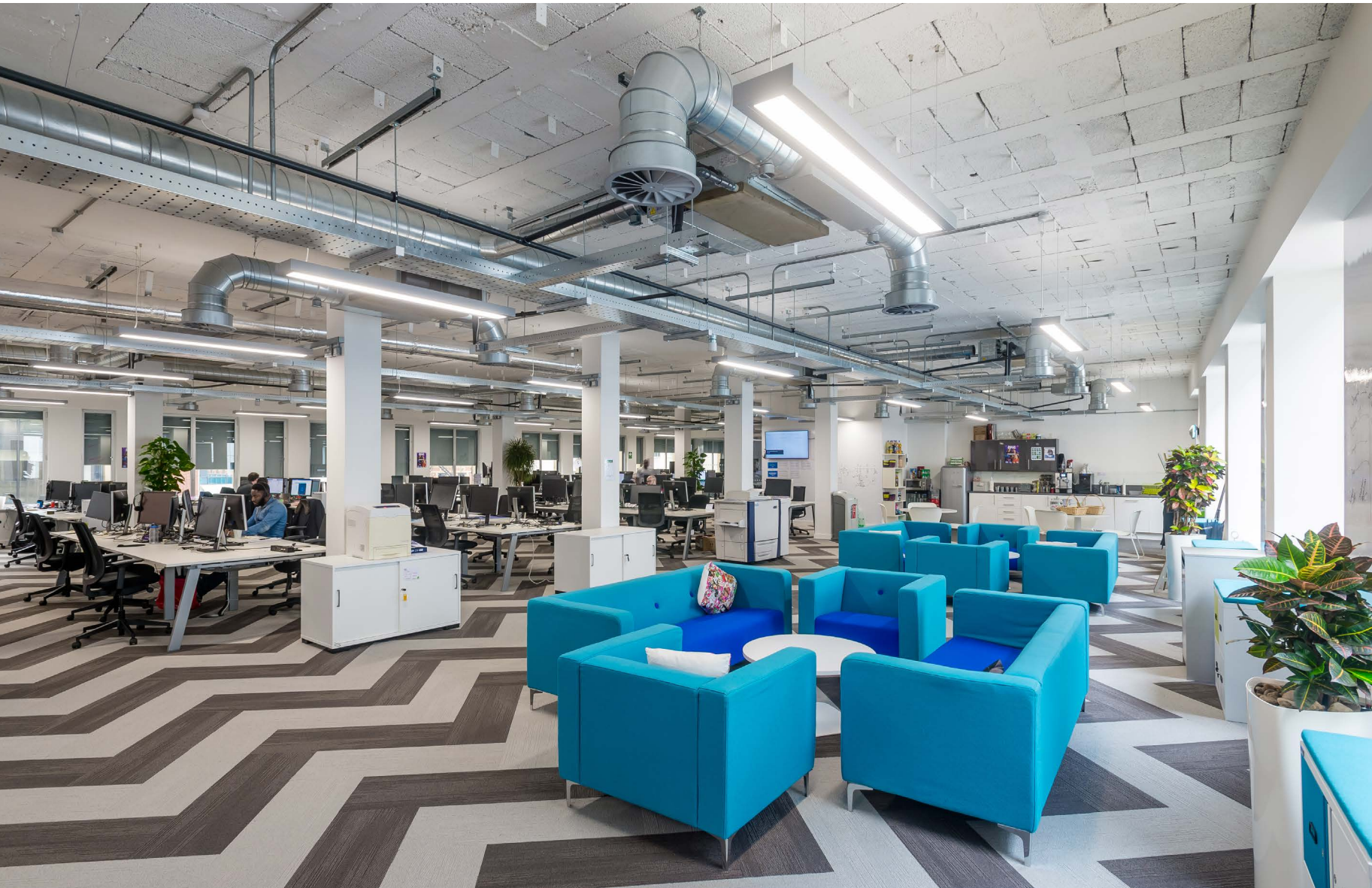
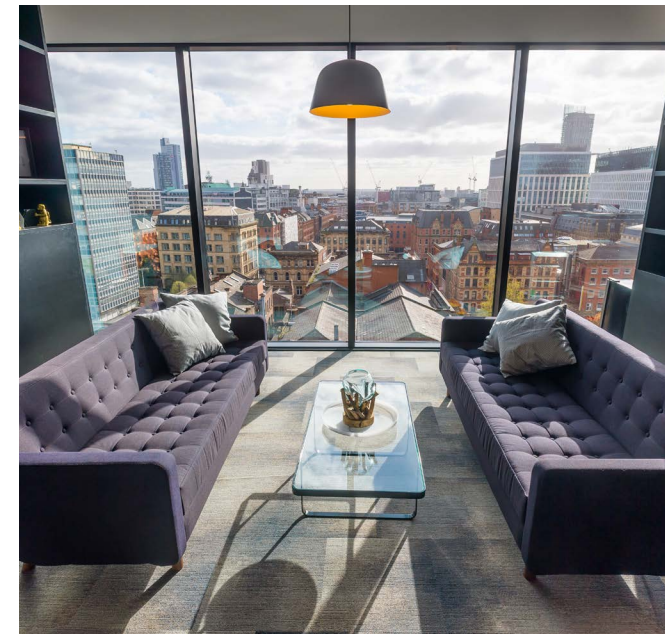
When it comes to your work space, first impressions count and this doesn't just apply to the creative sector or companies with clients who pay a visit from time to time.

But it's not all about image. How your staff feel about their work space is also crucial. Your staff are your brand ambassadors and a bright, vibrant and creative environment can also help inspire and boost productivity.

The office is also a place for you to showcase your corporate culture and live out your brand – a concept that is all too often overlooked.

To help you make the space distinctively your own, we openly encourage a collaborative approach to the design of your office. We want you to view the work space not as something to be taken 'off the-shelf' but more as a 'blank canvas' for you to turn your ideas of the perfect office into a reality.

**Here's some we made earlier...**





# SPACE DESIGNED AROUND YOU

## FULL FLOOR

This is a generic space plan of a full floor, measuring 3,080 sq ft.



 40

WORK STATIONS

 2

MEETING ROOMS

 1

BOARDROOM

 1

KITCHEN / DINING AREA

 3

PRIVATE OFFICES

 1

BREAK OUT SPACE

 1

LOUNGE AREA

 3

MEETING BOOTHS



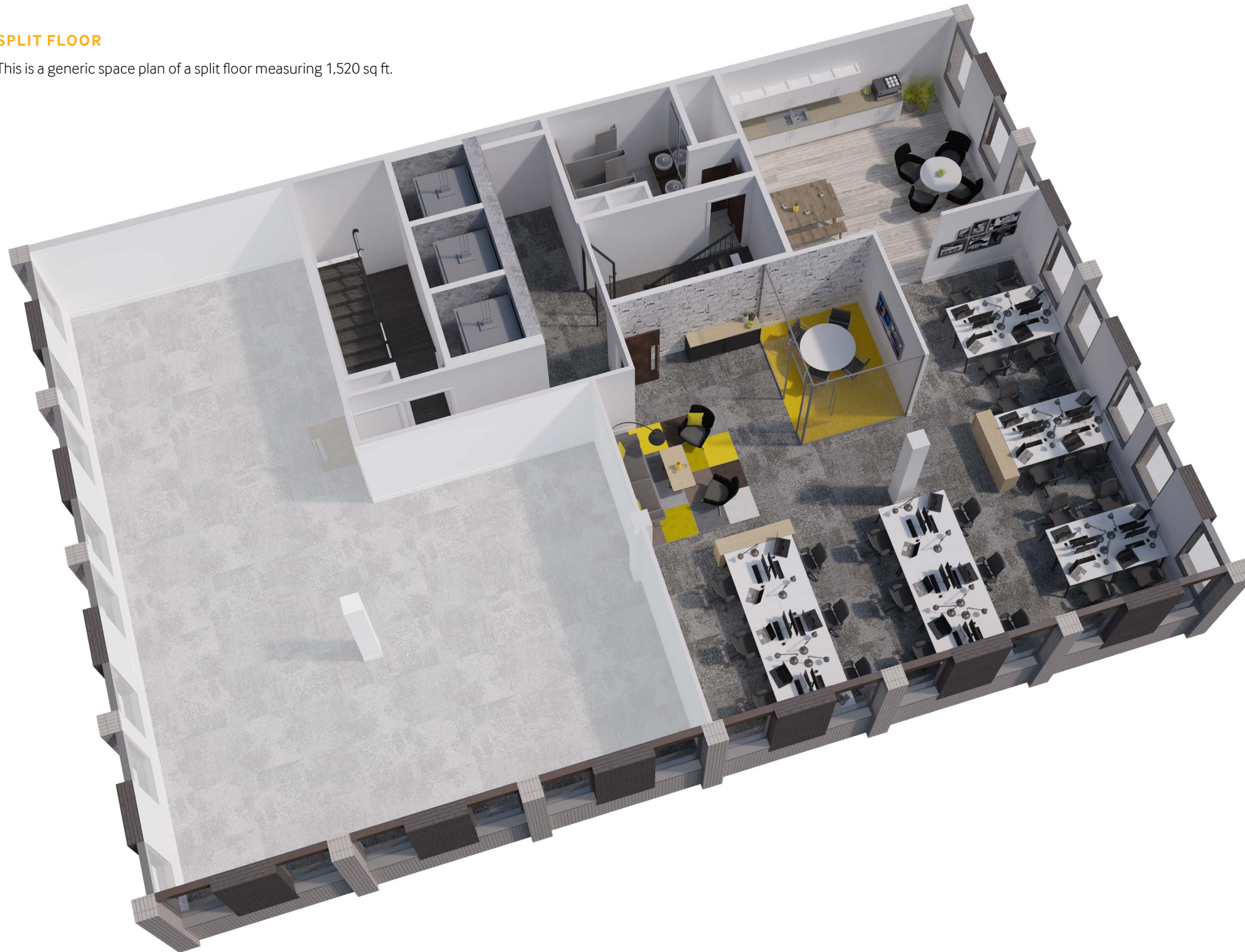




# SPACE DESIGNED AROUND YOU

## SPLIT FLOOR

This is a generic space plan of a split floor measuring 1,520 sq ft.



 24  
WORK STATIONS

 1  
MEETING ROOM

 1  
KITCHEN / DINING AREA

 1  
BREAK OUT SPACE

 1  
LOUNGE AREA



# YOUR NEIGHBOURHOOD

York House is surrounded by a wealth of amenities that serve both the needs of your staff and visitors. With Piccadilly Gardens, one of the city's main bus and tram hubs, on the doorstep, the building couldn't be better connected.

The building is situated within the sort after central business district, with fantastic transport links connecting you to the rest of the country. Piccadilly mainline train station is just a 7 minute walk away, with hourly connections to London and regular connections across the rest of the country.

Popular eating and drinking neighbourhoods such as the Northern Quarter and Chinatown are also within easy walking distance.

**York House**  
York Street, Manchester, M2 3BB

## LOCAL AMENITIES

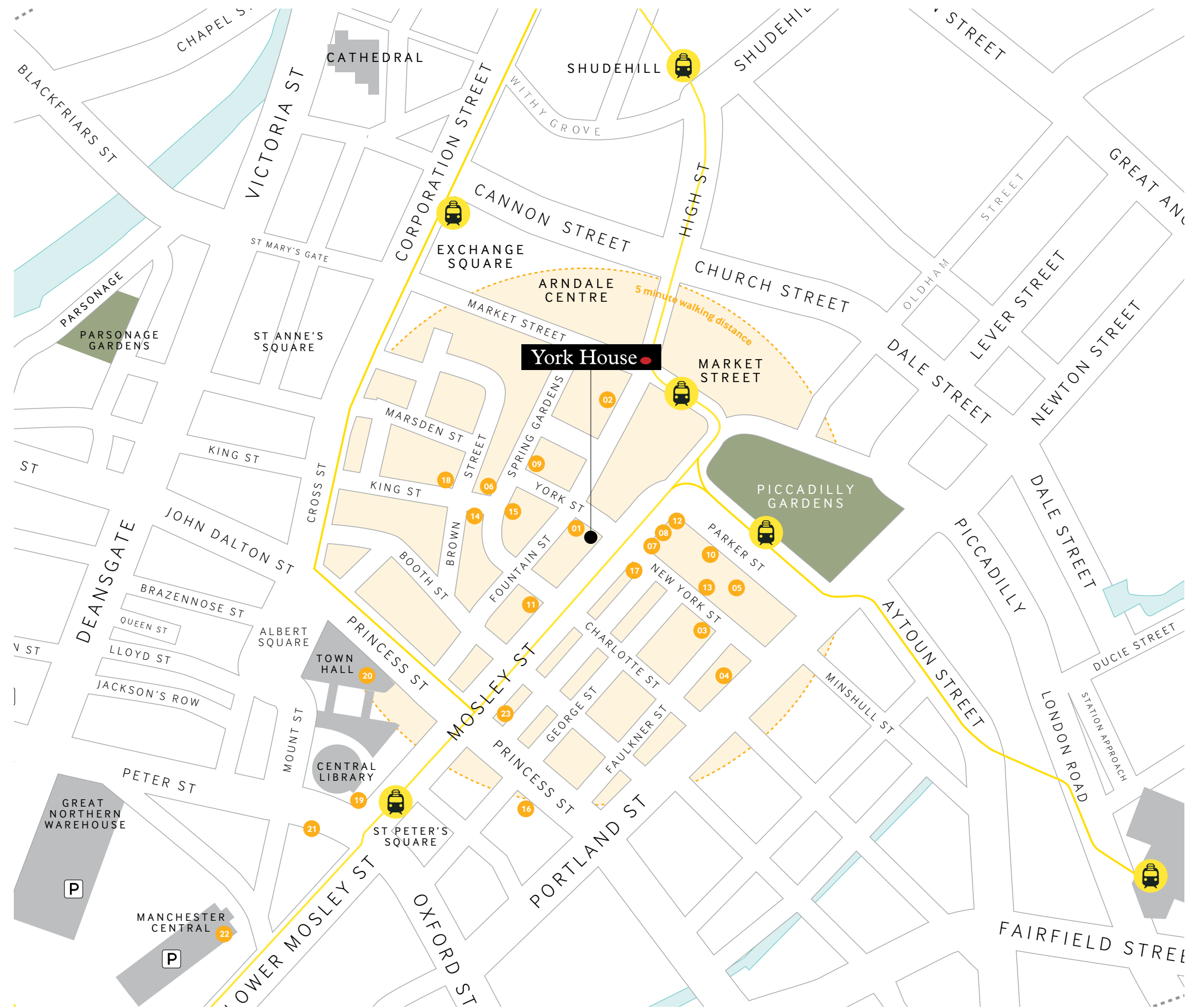
- 01 MOOSE COFFEE
- 02 ENZO
- 03 DEPARTMENT OF COFFEE
- 04 THE GYM
- 05 NCP CAR PARK
- 06 GRAND PACIFIC
- 07 NUDO
- 08 SUBWAY
- 09 BROWNS
- 10 TESCO
- 11 SAINSBURY'S
- 12 M&S
- 13 GRILL ON NEW YORK STREET
- 14 JAMIE'S ITALIAN
- 15 ROSSO
- 16 YANG SING
- 17 THE ALCHEMIST
- 18 ALL BAR ONE
- 19 MANCHESTER LIBRARY
- 20 TOWN HALL
- 21 THE MIDLAND
- 22 MANCHESTER CENTRAL
- 23 MANCHESTER ART GALLERY

 **7 mins**  
WALK TO PICCADILLY TRAIN STATION

 **10 mins**  
WALK TO VICTORIA TRAIN STATION

 **2 mins**  
WALK TO PICCADILLY METROLINK

 **15 mins**  
WALK TO OXFORD ROAD STATION





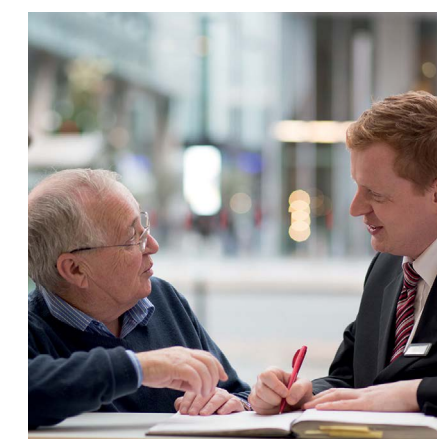
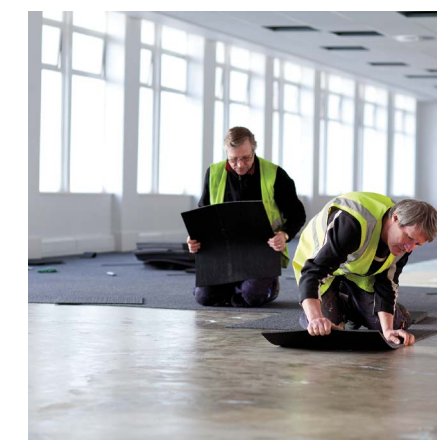
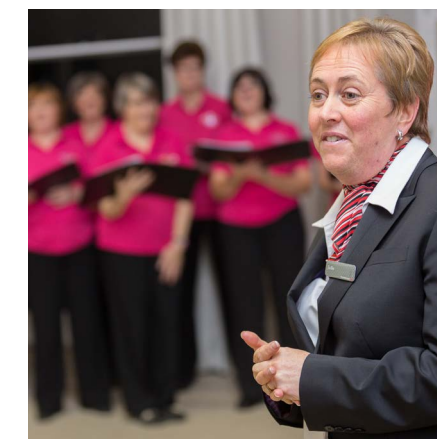
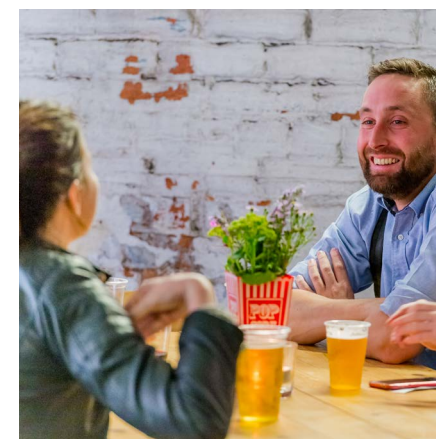
# A NAME YOU CAN TRUST

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

 **8.6m**  
TOTAL OWNERSHIP IN SQ FT

 **£1.01bn**  
VALUE OF BRUNTWOOD PORTFOLIO

 **3,017**  
TOTAL NUMBER OF CUSTOMERS

 **£1.5bn**  
GROSS VALUE OF DEVELOPMENT PIPELINE

 **4.1m**  
TOTAL SQ FT IN MANCHESTER CITY CENTRE



**bruntwood** ●

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Bruntwood  
York House  
York Street  
Manchester  
M2 3BB

For more information please call us or visit the website

**0161 233 7877**  
**bruntwood.co.uk**

