



city tower

EVERYTHING INCLUDED









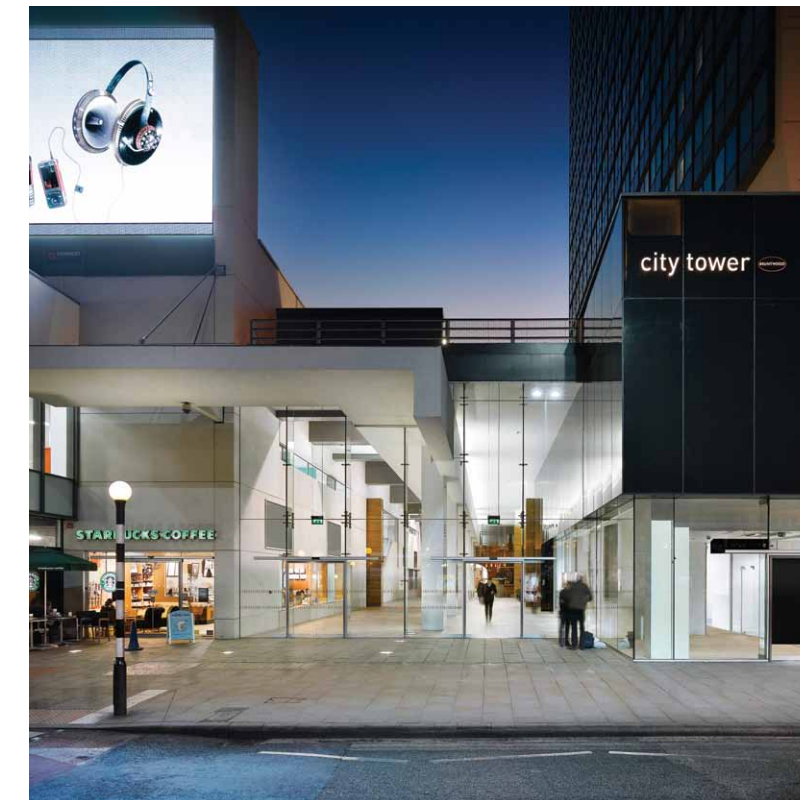
Making connections.

**With City Tower as a base, you're connected to different aspects of Manchester – in business, travel and culture. The building's central mall links Piccadilly and New York Street, giving you instant access to two distinct parts of the city. In both directions, you're at the centre of the business community and the focus of Manchester life.**




It's no coincidence that the Institute of Directors is based at City Tower. This is a fitting location for an association of business leaders. It's also right next to 1 New York Street, another of our new office developments, and home to a wide range of companies. Every day you'll rub shoulders with other professionals. You're in the place where opportunities arise.


In the heart of the city, you're in close contact with whoever or wherever you need to be, which saves valuable time for you, your staff and clients, however you choose to travel.

City Tower's central location makes getting around simple. The city's main transport hub is just minutes away, offering rail, bus and tram connections. On foot, all parts of the city are easy to reach and for those who prefer cycling, we have facilities to keep your bike safe too.



city tower

-  **Manchester International Airport**  
A 20 minute train or taxi ride from Piccadilly train station.
-  **Piccadilly train station**  
A 5 minute walk or 1-stop tram ride from Piccadilly Gardens.
-  **Piccadilly Gardens**  
Metrolink tram stop, just across the road.
-  **Piccadilly bus terminal**  
Right on our doorstep, with frequent buses across Greater Manchester.
-  **Door to door**  
With our on-site car parking facility.
-  **On your bike**  
Secure storage for savvy cyclists.

 Bruntwood own and manage all of the buildings on New York Street, meaning we're committed to making sure your business location looks great all of the time.



Designed  
to inspire.  
Built to  
impress.

**As we developed City Tower, we had just two words on our mind: the best. We invested £38 million in transforming the building, and every penny has been devoted to creating an exceptional working environment.**

Meticulous design, precision craftsmanship, and the highest quality materials ensure that City Tower impresses on every level, literally. Black glass, limestone and walnut finishes provide a luxurious backdrop for business, in a classic, clean and timeless style.

And the good looks are backed up by the modern facilities you'd expect. High-speed lifts, air conditioning and our experienced support staff all make your working day more efficient and enjoyable. And make City Tower a great place to come to every day.

**New beginnings**  
Originally constructed in 1965, City Tower quickly became a landmark of the Manchester skyline. In 2008 a vast renovation programme was completed by Bruntwood, re-establishing the building's iconic status within the city centre.

**Great views**  
Not only does City Tower look spectacular inside, outside isn't too bad either. Enjoy stunning views over Manchester from the upper floors.







Creating  
your office  
space.

**City Tower offers 306,000 sq ft of the city centre's finest office accommodation. You can choose from a variety of shapes and sizes – from 500 to 100,000 sq ft – and take a lease for any period between one and twenty-five years.**

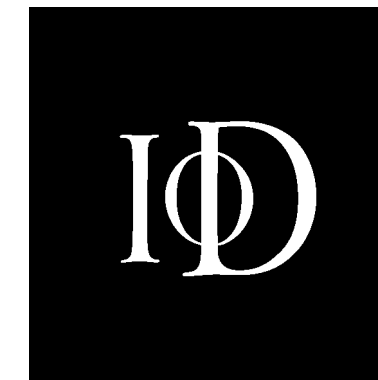
And to help you make a space distinctively your own, we offer a free space-planning service. Our designers will discuss your specific business needs, and work with you to tailor-make an office that meets those needs perfectly.

Bruntwood can also help with fixtures and fittings. We can recommend suppliers and use our buying power to secure the best deals for you. We can even manage your whole fit-out, giving you more time to maintain 'business as usual'.

Once you've moved in, you will benefit not only from your new, purpose-designed office, but also from the City Tower reception.

Here, the Bruntwood professional customer service team is always on hand to help with any of those little details that keep your business running smoothly. We're also ready with a friendly welcome for your visitors, creating the right impression as soon as they walk through the door.

Most importantly, your office at City Tower can adapt to your changing needs. We understand nothing stands still in business these days. And if you need to move to somewhere larger, smaller or in a different location, you can choose from our portfolio of 90 buildings – all within the terms of your lease.



**Storage facilities**  
City Tower's on-site storage space keeps things convenient for your business.

**RedRooms<sup>®</sup> Conference services**  
The Red Rooms are a range of on-site meeting and conference facilities available at preferential customer rates.

**ID Institute of Directors**  
City Tower is the home of the Institute of Directors.

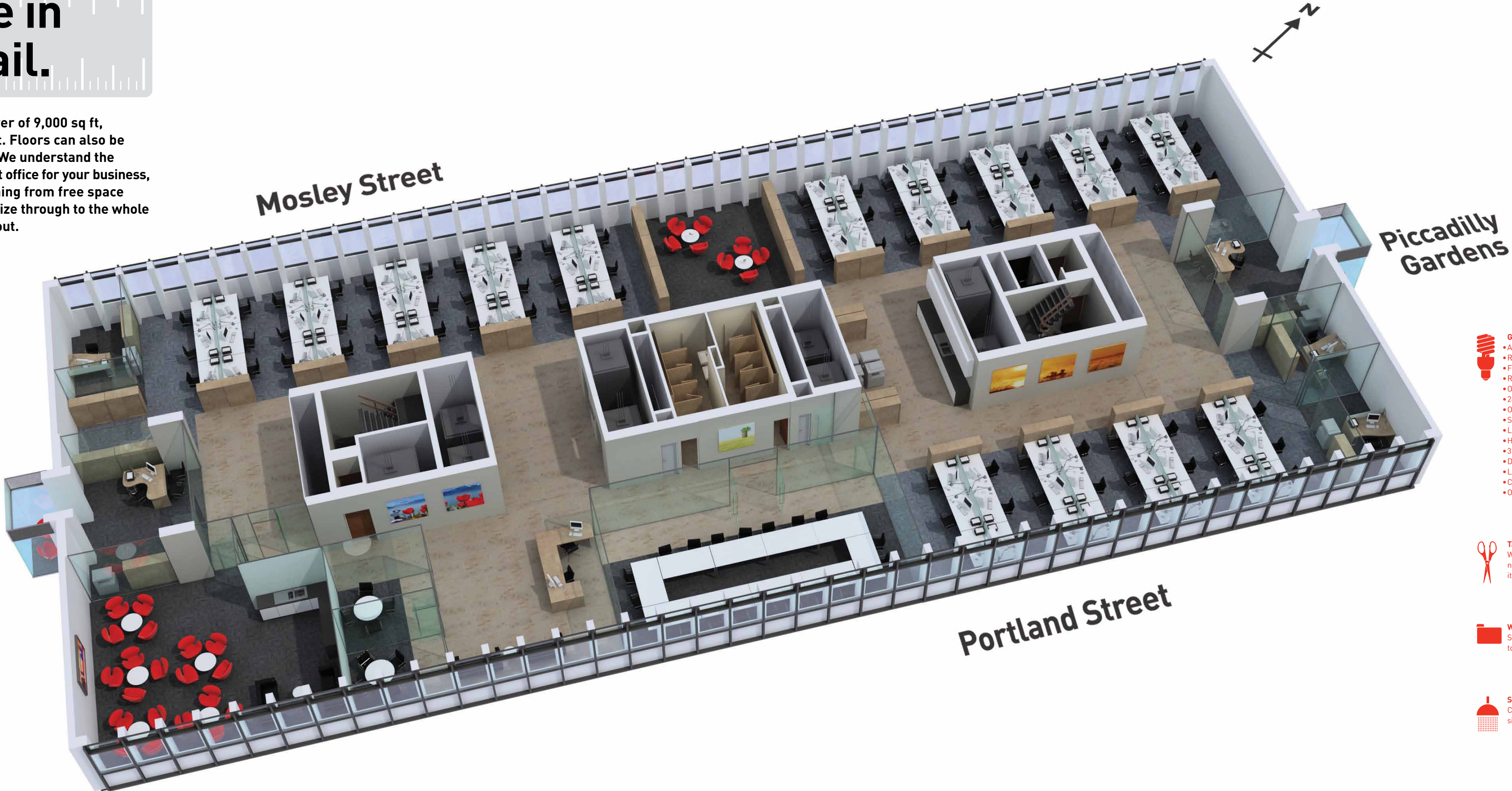


# Your office in more detail.

This is a typical floor at City Tower of 9,000 sq ft, showing a potential office layout. Floors can also be split to provide a bespoke suite. We understand the importance of creating the perfect office for your business, which is why we provide everything from free space planning to optimise your suite size through to the whole project management of your fit-out.

**Breakdown:**

- 1 x Reception
- 84 x Work stations
- 1 x Breakout area/kitchen
- 1 x Tea point
- 1 x Touchdown area
- 1 x Male/Female toilets
- 4 x Lifts
- 2 x Executive offices
- 2 x Meeting rooms
- 1 x 18 person board room
- 3 x Offices
- 1 x Printing area



- General specification**
- Air conditioning
  - Raised floors
  - Flexible open plan suites
  - Recently refurbished
  - On-site car parking
  - 24 hour access
  - On-site customer service team
  - Suspended ceilings
  - LG3 lighting
  - High speed internet
  - 3 part perimeter trunking
  - Disabled access
  - Lifts
  - Cycle racks
  - On-site shops, cafés and restaurants

- Tailor made**
- Whatever your specific business needs, let us know and we'll make it happen.

- We've got a plan**
- Superior specifications, from 500 to 100,000 sq ft.

- Staying fresh**
- Customer shower facilities make it simple to maintain a work/life balance.



All your  
business  
needs – within  
easy reach.



**At City Tower, everything your business needs is close by – either inside the building and its mall, or within a few steps of the front door.**

On-site amenities include a hotel, a gym, a Marks & Spencer, a Starbucks and a Tesco. So your staff and visitors can shop, exercise or even stay overnight without having to leave the premises. And just a short walk away, you'll find a wide choice of restaurants, bars and health clubs. So whether you want to catch up over coffee, do business over lunch, keep in shape, or simply relax away from the office, you can do it right on your doorstep.

If your business entertaining takes a cultural turn, the Royal Exchange Theatre, Palace Theatre and Cornerhouse arts and film centre are all nearby. Or take your pick of Manchester's main retail areas – including the Northern Quarter, King Street, Market Street and Deansgate.

When you work at City Tower, you make the most of Manchester.



**Accessibility**  
Located at the centre of the city, surrounded by excellent travel links and amenities, the City Tower mall becomes a natural thoroughfare for professionals from all walks of business.



**Dine in**  
Entertain clients or simply unwind after work at our on-site restaurant, Grado.

**Check in**  
The on-site Ramada Hotel offers the perfect base for your visitors.

**And release**  
The on-site, 24-hour gym allows you to keep fit with minimal hassle.





## The Bruntwood difference.

**City Tower is a Bruntwood building. Which means you can expect excellent service as well as an exceptional office. Our on-site City Tower customer service team manage the building, and are here to help you throughout the day. We're well known for looking after our customers, which is why our customer retention rate is three times higher than the national average.**

Bruntwood is a family-owned business, with values and standards we share with all our staff and the vibrant communities in which we do business. Donating 10% of our profits to local arts, civic and charitable causes, we're making a difference to the lives of people in the local area too.

We also work hard to minimise the environmental impact of our buildings. Through our Green Schemes, we aim to recycle the waste generated in our offices. Not only does this make it easier for you to operate more sustainably, it also saves you money.



**Green Schemes**  
We're partnered with the University of Manchester on a pioneering climate change project, Eco Cities. [www.ecocitiesproject.com](http://www.ecocitiesproject.com)



**Manchester International Festival**  
Manchester's biennial celebration of the arts, running in 2011 from 30 June to 17 July, which we're proud to sponsor.



**A helping hand**  
From the Bruntwood customer service team, here to help you throughout the day.



**Service around the clock**  
Bruntwood both manage the serviced offices and the entire building. You'll have access to a whole host of business services, from telephone answering to photocopying, allowing you to concentrate on managing your business from day one.





City Tower. Everything included.

Call us on 0161 233 7877 or email [info@bruntwood.co.uk](mailto:info@bruntwood.co.uk)  
We'll be happy to answer any questions and to arrange an appointment to view.

