



| Circle Square



AN EXTRAORDINARY
NEIGHBOURHOOD FOR
AN EXTRAORDINARY
COMPANY





**AT THE HEART OF
THE CITY'S MOST
VIBRANT LEISURE AND
CULTURAL HOTSPOTS...**



**THE MOST
VIBRANT DIGITAL
TECHNOLOGY AND
CREATIVE CAMPUS...**

**WITH THE MOST
PROMISING TALENT
ON YOUR DOORSTEP...**



**AND THE SPACE TO HOST THE
MOST EXCITING EVENTS.**

At the heart of Manchester's innovation district

This part of the city is going through a real renaissance, renowned for the Hacienda days, the Oxford Road Corridor is home to some of the best indie food and music venues in the city. From afro beats to EDM to the city's newest outdoor event space, Circle Square is at the heart of the city's thriving music and culture scene.



Manchester's most vibrant neighbourhood

We recognise leisure and culture are a key part of attracting and retaining the best talent and Circle Square couldn't hold more appeal. Located on the doorstep of the city's most vibrant cultural and leisure hotspots, together with the arrival of Symphony Park, the city's newest outdoor event venue hosting up to 2,000 people, Circle Square really is the place to be.



Hatch



Manchester Academy



University Green



Refuge



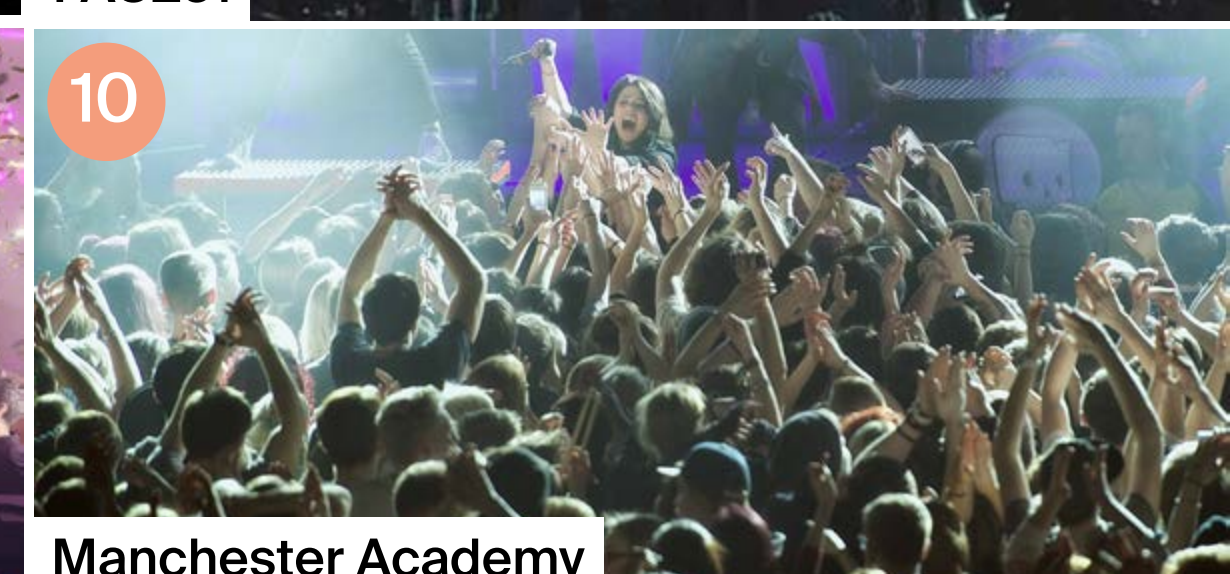
Gorilla



YES

The beating heart of the city

Some of the city's best live music venues are within just a short walk of Circle Square.



The centre of the city's food and drink scene



1
YES



2
Refuge



3
Brewdog



4
Mowgli



5
Five Guys



6
Hatch



7
Escape to Freight Island



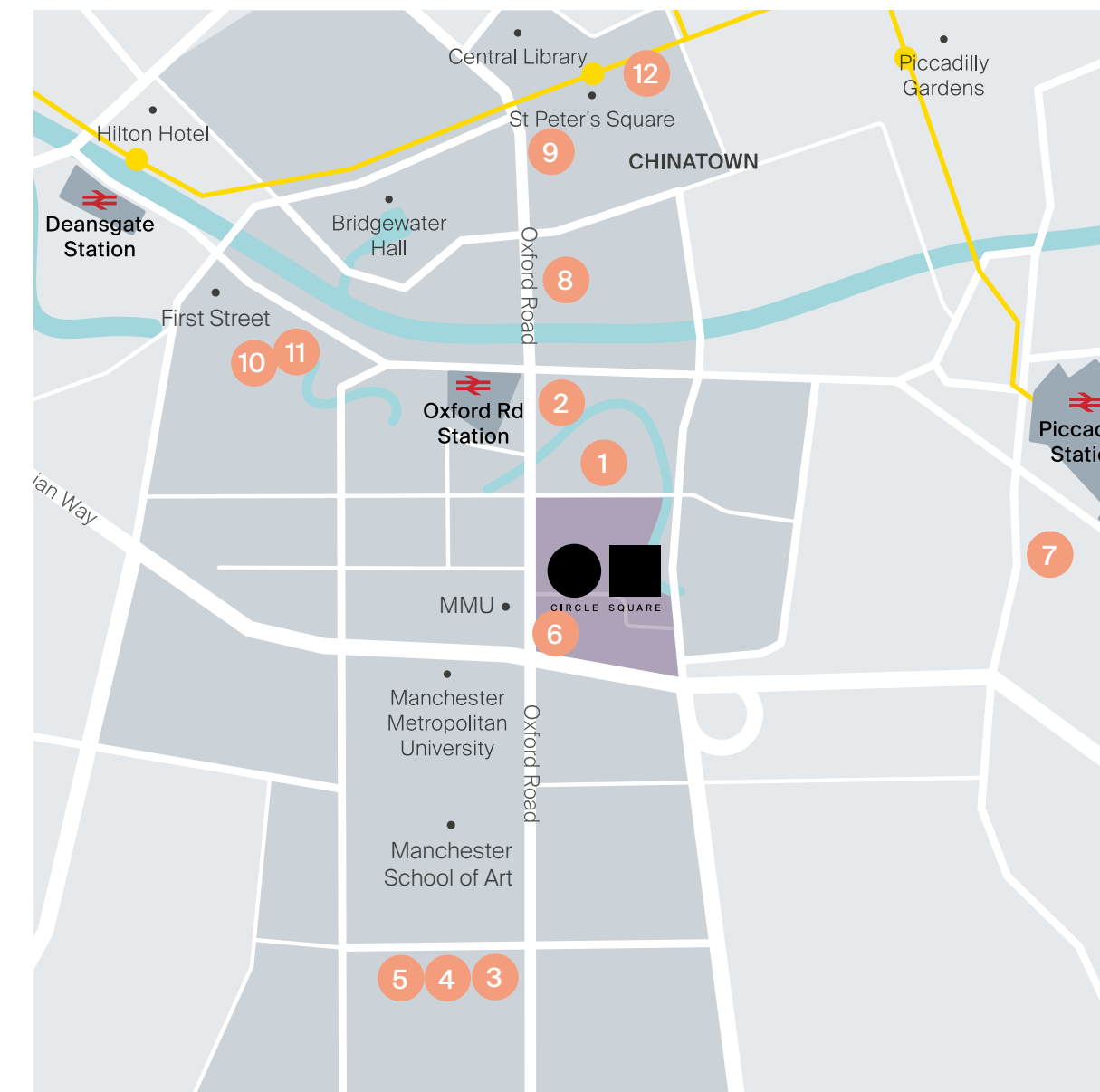
8
Bundobust



9
Fumo



10
The Gas Works Brew Bar



11
Wood



12
Anthologist

Retail & Leisure at Circle Square

Circle Square is Manchester's most unique place to eat, drink, shop and experience. A 24/7 destination, it brings together some of the most innovative retail and leisure operators, making it the ideal place to work and socialise.

The original line-up includes Canvas, a new live entertainment venue, boutique fitness studio TRIB3, Kiwi inspired coffee house, Tahi Eatery and Hello Oriental, a destination pan-Asian market hall and dining concept, plus many more. A whole host of additional food, drink and retail venues are set to open later this year.



Eat Drink Shop Live

Across all four sides of every building the ground floor will be activated with the city's most exciting retail and leisure operators, together with the best leisure and cultural hotspots already located in the immediate vicinity. With high end student and luxury residential apartments also located here, Circle Square provides the perfect place for your staff to live, work and socialise.





| A selection of our retailers



Tahi

Brought to you from the Kiwi team behind the highly successful Tamper Coffee Company in Sheffield, Tahi brings a myriad of flavours direct from New Zealand to the city.

Open daily from 8am till late, Tahi will serve throughout the day from brunch to dinner and drinks in-between. All food is made fresh daily, with 90% of the menu produced in-house by the kitchen team and on-site bakery. A New Zealand inspired breakfast and brunch menu starts during the day followed by a casual sharing menu in the evening, all delivered by Kiwi Head Chef, Andrew Tranter, and his Senior Team.



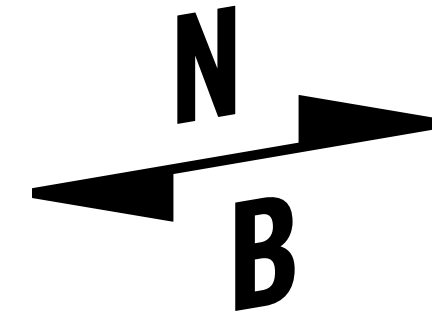
TAHI
|
EATERY

Bird of Prey



North Brewing Company

Real ale and street food



Federal

Manchester's favourite brunch spot, Federal has recently opened a lifestyle store at No.2 Circle Square. Passionate about great coffee and amazing food, Federal sources only the best local ingredients, creating a little slice of Antipodean happiness in the heart of the city.



Hello Oriental

Hello Oriental is a new destination food and market hall concept. Split across three levels in the uniquely designed South Pavilion building, the experience will include a modern Chinese bakery, Chinese Roast Meats, Dim Sum, East Asian Street Food and fast and fresh Vietnamese restaurant Pho 161.

In addition, there is also an on-site Hello Oriental Supermarket providing all the amazing products and ingredients that are cooked on site, allowing customers the opportunity to cook, try and taste the food at home.

“Circle Square is the perfect place for us, a new city neighbourhood that is bringing people together and creating a really thriving community. We can’t wait to launch Hello Oriental this year and we’re confident that our new market hall experience will be a place for food-lovers of all backgrounds to come together, socialise and enjoy the very best Chinese and Vietnamese cuisine.”

Ricky Yip
Owner of Hello Oriental

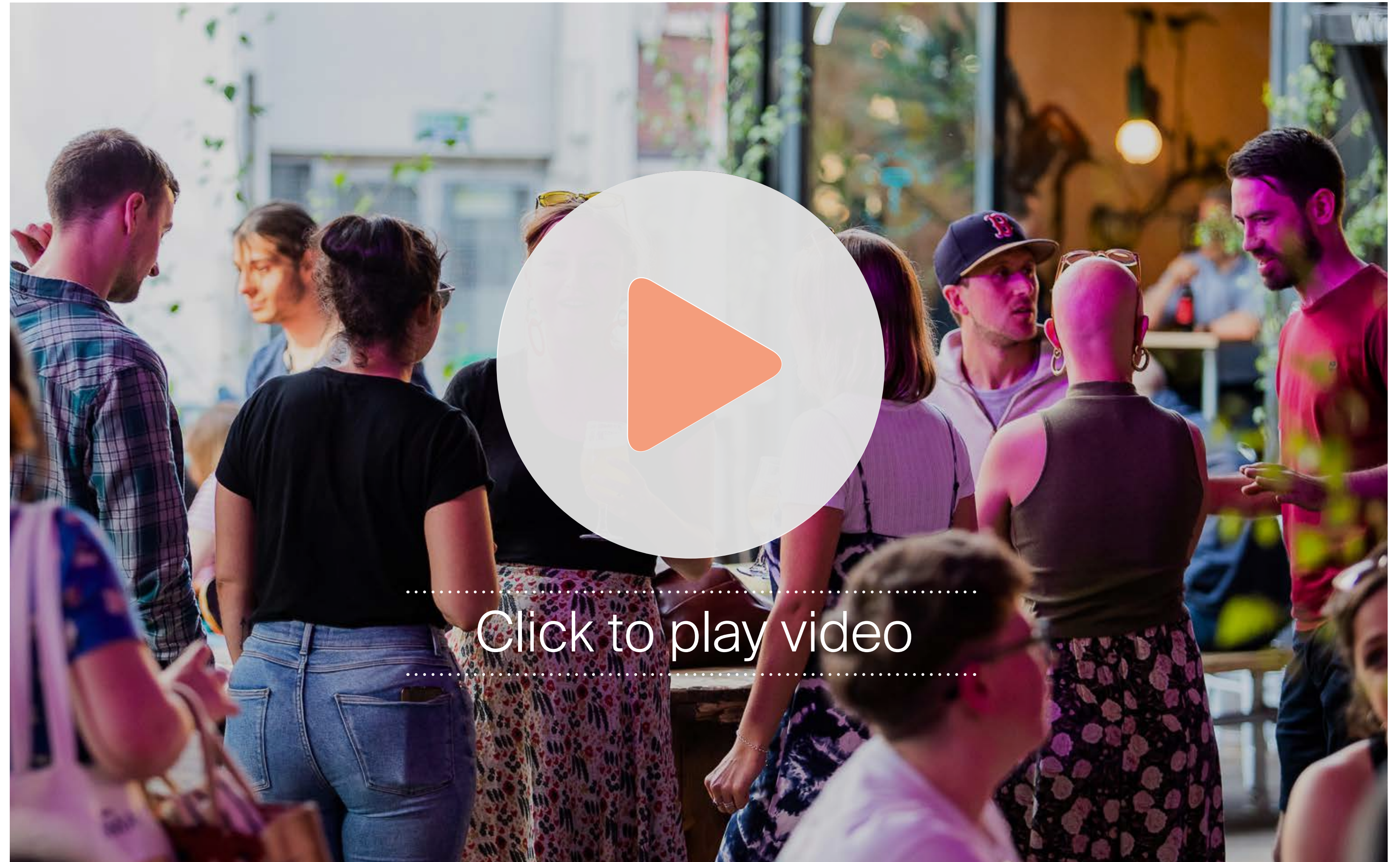


Hatch



Circle Square is also home to Hatch, a creative urban village for quirky independents and new concepts.

Recently awarded North West Insider's Placemaking Project of the Year, Hatch has helped to transform this part of the city into a destination for people to visit and experience whilst the wider Circle Square neighbourhood is being created and now welcomes over 55,000 visitors a month. Hatch features over 60 food, drink and retail spaces, as well as rooftop terraces, creative studio space and plenty of communal space. With regular events, live music and activity, Hatch is Manchester's most intriguing place to experience.





EXPERIENCE.



Symphony Park Events

Circle Square is home to Symphony Park, one of the best outdoor events spaces in the city. It's a venue like no other for events, activations, community activities and more. A space to be entertained or to entertain in and a unique addition to your working environment. From small activations such as Yoga and weekly markets to larger scale events including live music and cinema screenings, Circle Square will be a hive of activity day and night all year round.



Circle Square community

Bruntwood take a long term ownership model to their sites and as such the buildings, public spaces and type of events programme held will all be managed for the long term by a specialist in-house team and tailored to our customers needs.

Circle Square will host a vibrant in-house events programme connecting you to neighbouring business as well as key stakeholders in the city; ideal for identifying new opportunities for collaboration. Our calendar of social and wellbeing events which includes running clubs, supper clubs, mindfulness and yoga sessions are a great way for your employees to make new connections as well as recharge body and mind.



A DIGITAL
TECHNOLOGY
AND CREATIVE
CAMPUS



Circle Square Campus

At Circle Square you can discover a new kind of collaborative community. From work, to leisure, retail and living, Circle Square will be your gateway to the endless opportunities that sit along Oxford Road Corridor and in the city.



1.2 million sq ft
commercial office space



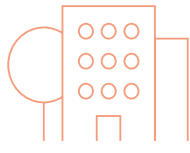
1,100 high quality
student apartments



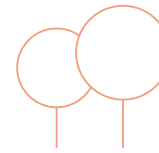
Hotel with
150 beds



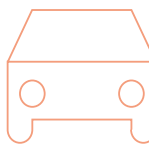
100,000 sq ft shops,
bars & restaurants



683 private rented
apartments



250,000 sq ft
public realm



1,014 space multi-storey
car park



24/7 community
car park



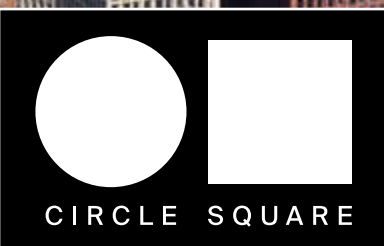
Estate management
and event strategy





ST PETER'S SQUARE
7 MINS WALK

PICCADILLY STATION
9 MINS WALK



OXFORD ROAD STATION
2 MINS WALK

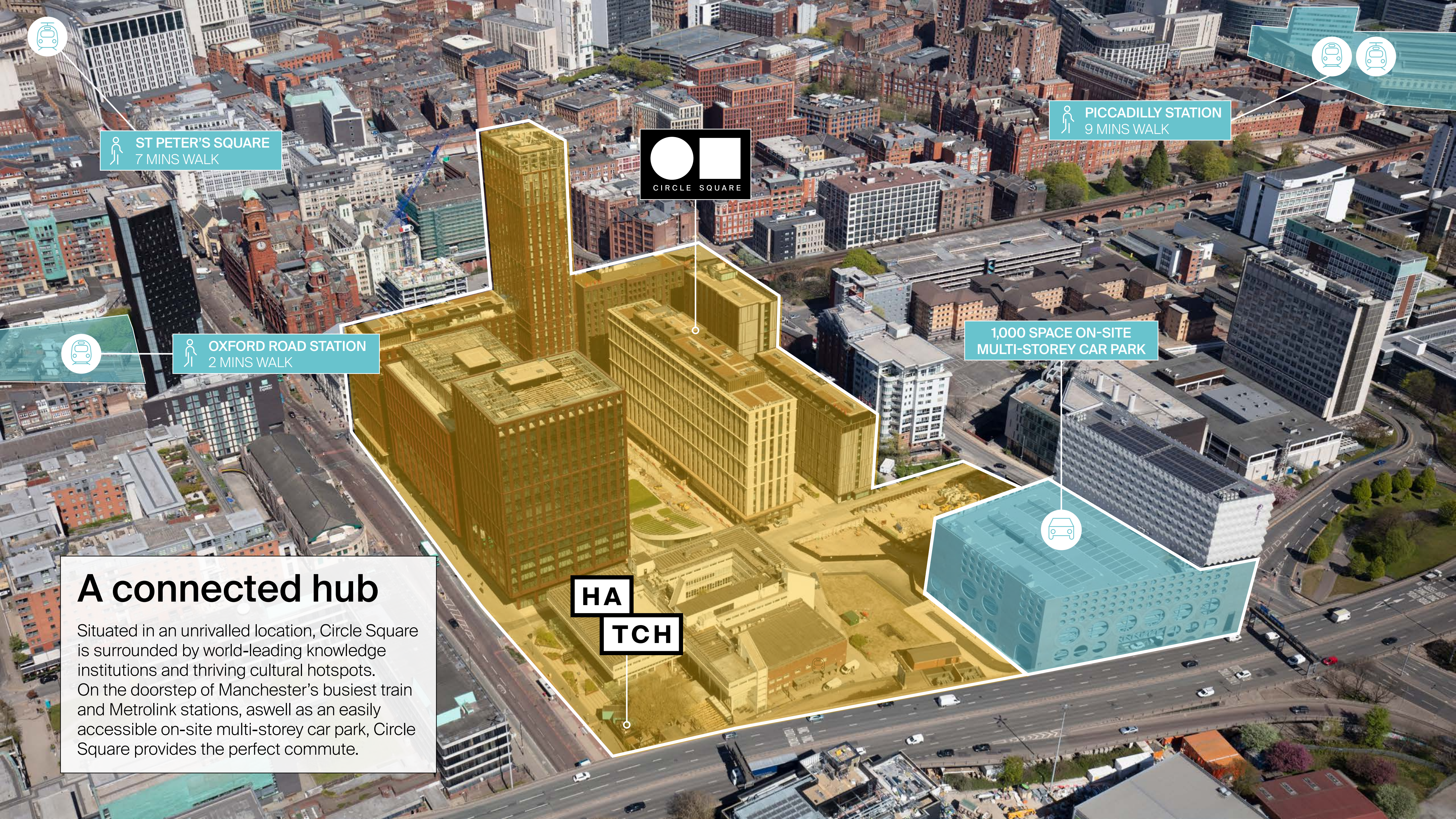
**1,000 SPACE ON-SITE
MULTI-STOREY CAR PARK**



A connected hub

Situated in an unrivalled location, Circle Square is surrounded by world-leading knowledge institutions and thriving cultural hotspots. On the doorstep of Manchester's busiest train and Metrolink stations, aswell as an easily accessible on-site multi-storey car park, Circle Square provides the perfect commute.









**HA
TCH**



State-of-the-art facilities

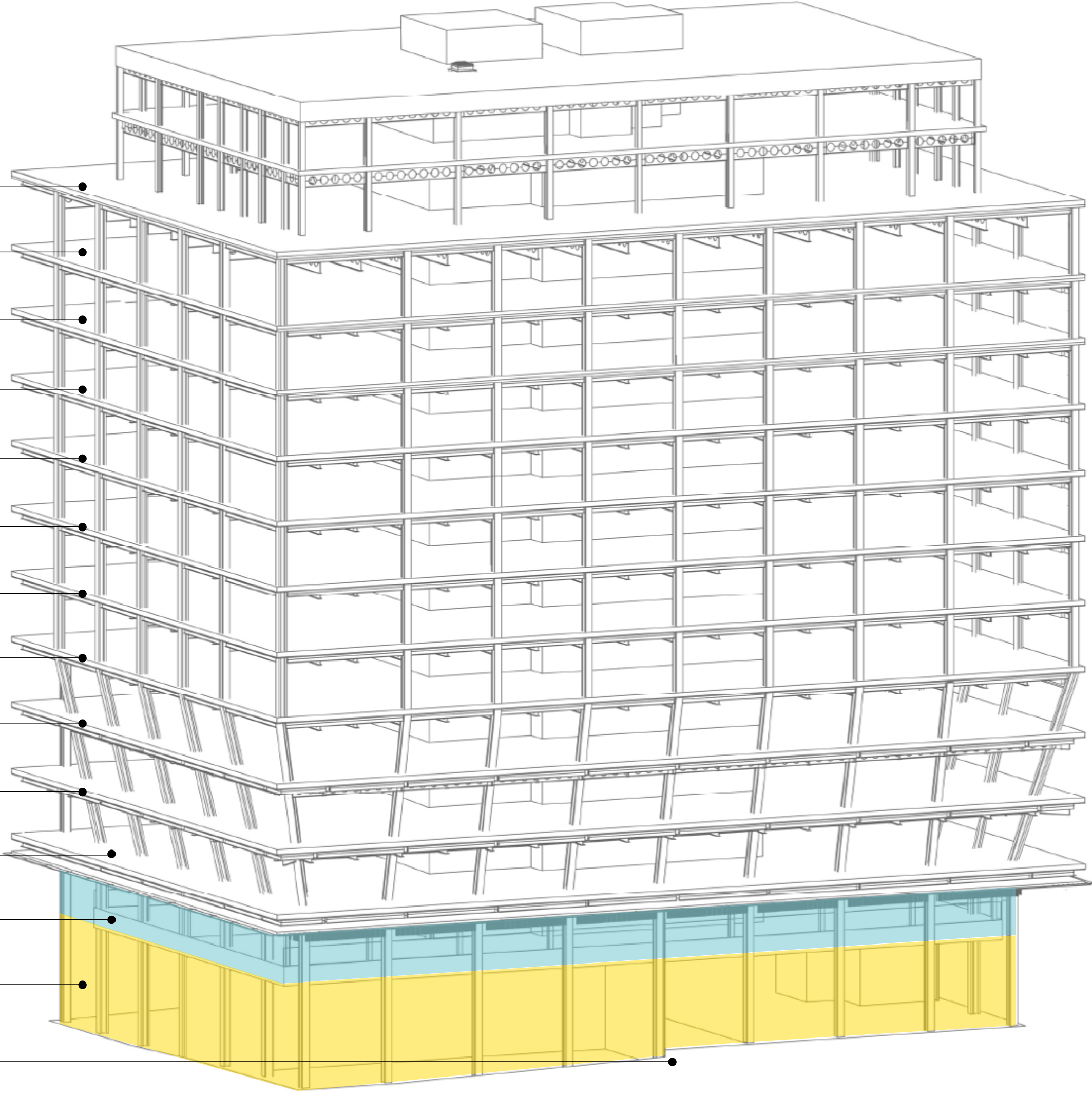
No.1 & No.2 Circle Square provide a variety of flexible spaces to host an event, meet with clients or informal space for your staff to drop down and use if they need 5 minutes away from the office. Breakout spaces of this size are unique in the city and provide a greater flexibility to your staff's working environment.



-  150 person conference space - ability to split to **2 x 75**
-  Private executive **18** person boardroom
-  **4** person podcast recording booth
-  **6** meeting rooms accommodating 6-12 people
-  **6** phone booths and a variety of breakout spaces
-  **2** business lounges offering additional breakout and coworking space
-  Ground floor events space for **350+** people
-  **450** serviced desks

No.1 Circle Square

- 12th Floor - Let to Roku
- 11th Floor - Let to Roku
- 10th Floor - Let to Roku
- 9th Floor - Let to Roku
- 8th Floor - Let to Roku
- 7th Floor - Let to Hewlett Packard Enterprise
- 6th Floor - Let to Ofcom and Roku
- 5th Floor - Let to Mills & Reeve & Hilti
- 4th Floor - Let to Hilti
- 3rd Floor - Let to Hilti
- 2nd Floor - Let to Roku
- 1st Floor - Events space / lounge / Serviced suites
- Ground - Reception / Tahi Eatery
- Basement - Cycle Hub / Showers

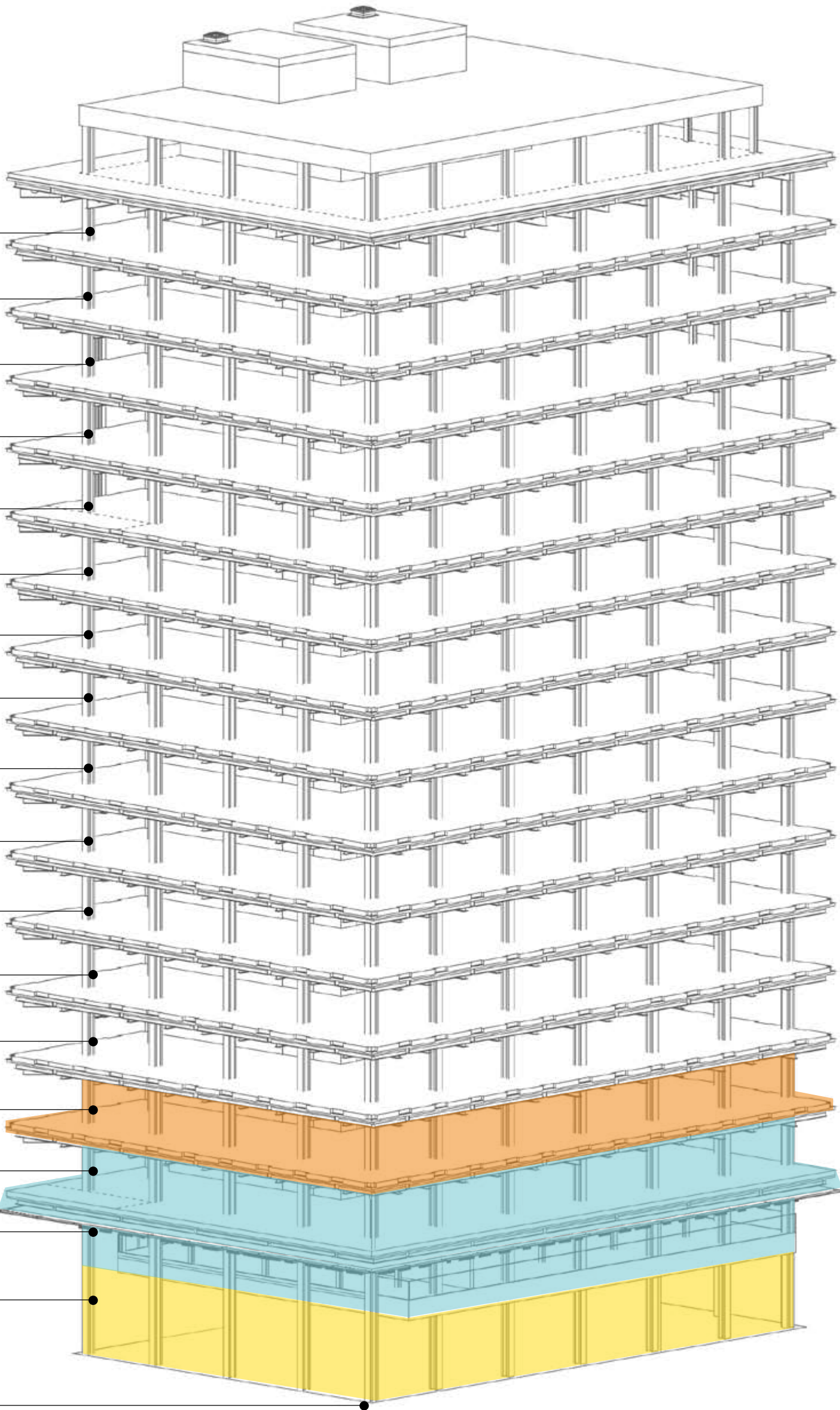


MILLS & REEVE



No.2 Circle Square

- 16th Floor - Let to Autocab
- 15th Floor - Let to Autocab
- 14th Floor - Let to Octopus Energy
- 13th Floor - Let to Octopus Energy
- 12th Floor - Let to Octopus Energy
- 11th Floor - Let to Octopus Energy
- 10th Floor - BAE Systems
- 9th Floor - BAE Systems
- 8th Floor - Let to Bosch
- 7th Floor - Let to Accenture
- 6th Floor - Let to Accenture
- 5th Floor - Let to Accenture
- 4th Floor - Disney Streaming
- 3rd Floor - Available
- 2nd Floor - Serviced Suites
- 1st Floor - Meeting rooms / Lounge / Serviced Suites
- Ground - Reception / Mattarello
- Basement - Cycle Hub / Showers



octopusenergy



autocab



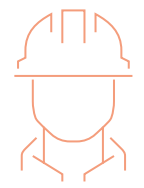
SPACE - INVADER

No.3 Circle Square

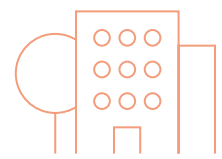
Coming January 2025



Build contract signed:
March 2023



Start on site:
March 2023



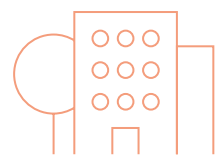
Practical completion:
January 2025



Total Square Footage:
267,000 sq ft



Typical upper floor area:
19,784 sq ft



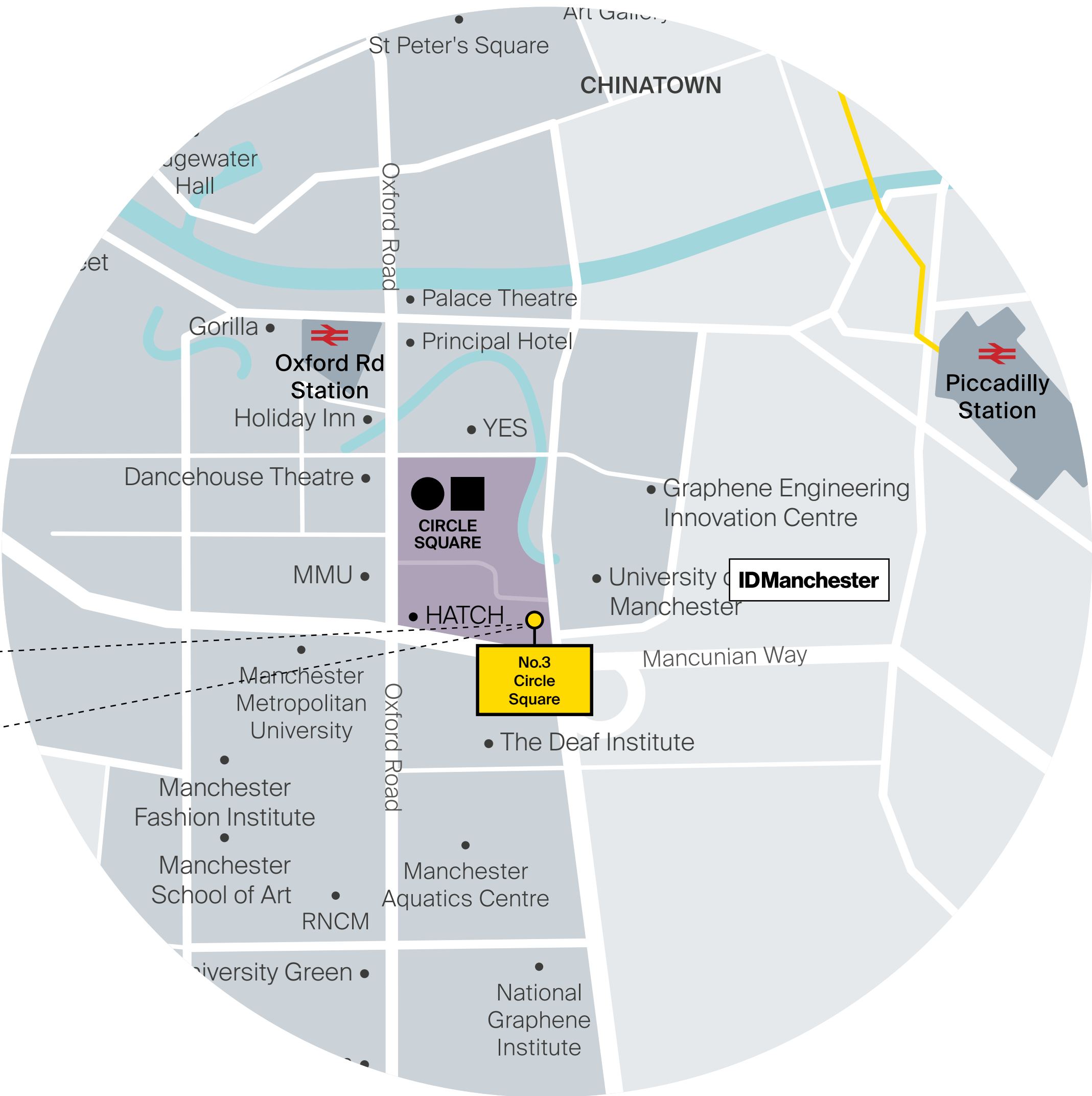
15 Storeys inc. Ground and top
floor communal space



Total net lettable space:
257,000 sq ft (13 floors)

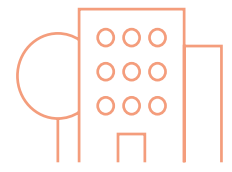


No.3 Circle Square

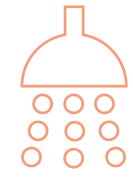


Extraordinary workspace

No.3 Circle Square



Mixed use development with retail, leisure, hotel and residential



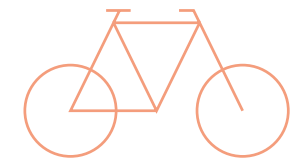
12 showers, with changing rooms, lockers and drying rooms



24/7 access with full concierge and business support



150 person auditorium conference centre



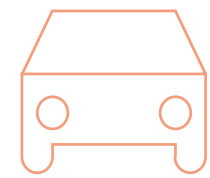
Secure storage for **127** bikes



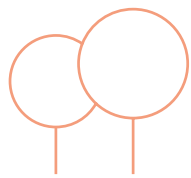
Programmed events and activities



Communal roof terrace



Onsite multi-storey car park



Symphony Gardens - new green space

Sustainability credentials:

- Net Zero in operation for whole building based on energy intensity
- Target Net Zero embodied carbon
- BREEAM Excellent
- NABERS 5.5 star
- EPC A



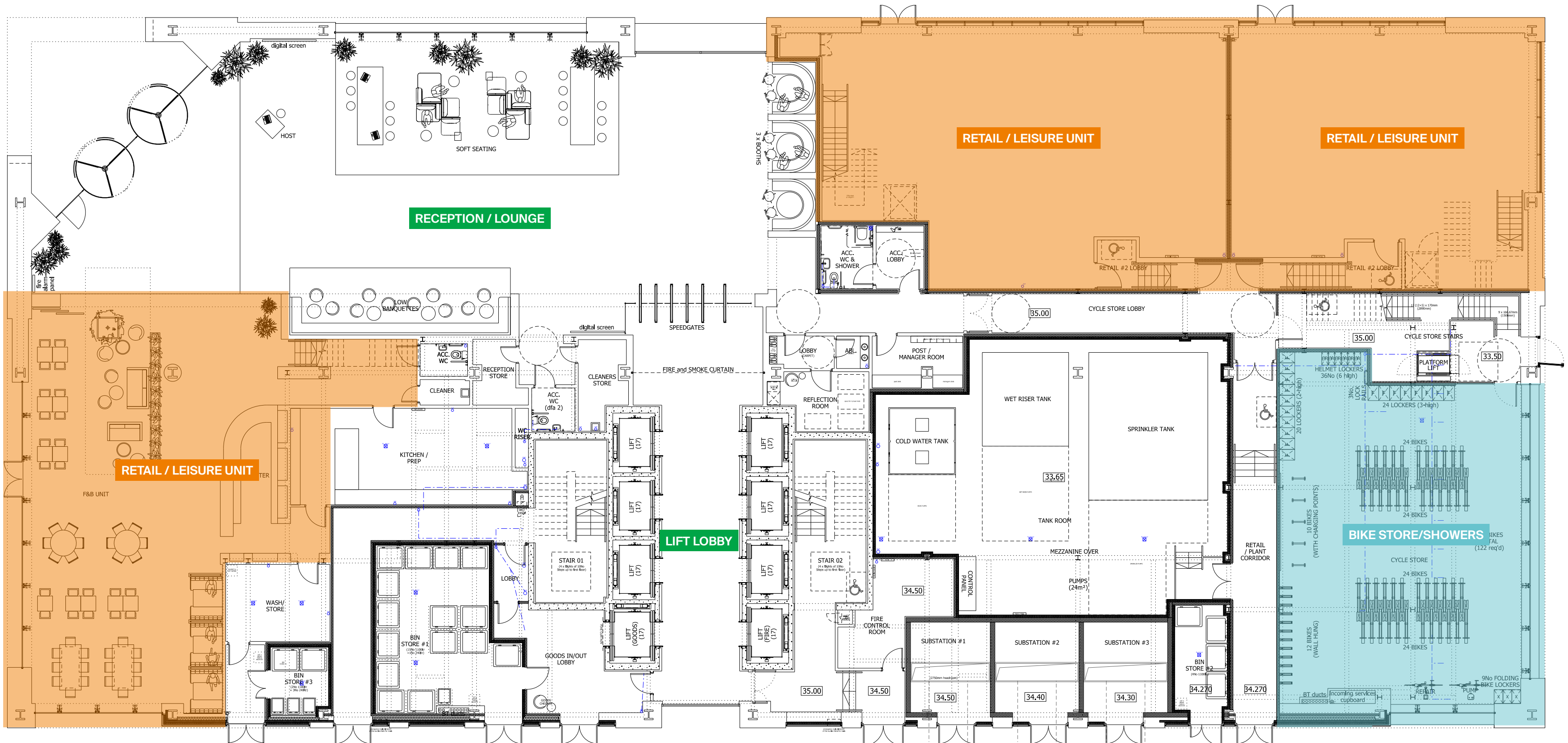
No.3 Circle Square

Ground Floor Commercial Space and Reception



No.3 Circle Square

Ground floor plan



12 showers with changing rooms, lockers and drying rooms



Secure storage for **127 bikes**



Ground Floor Plan: 23,000 sq ft

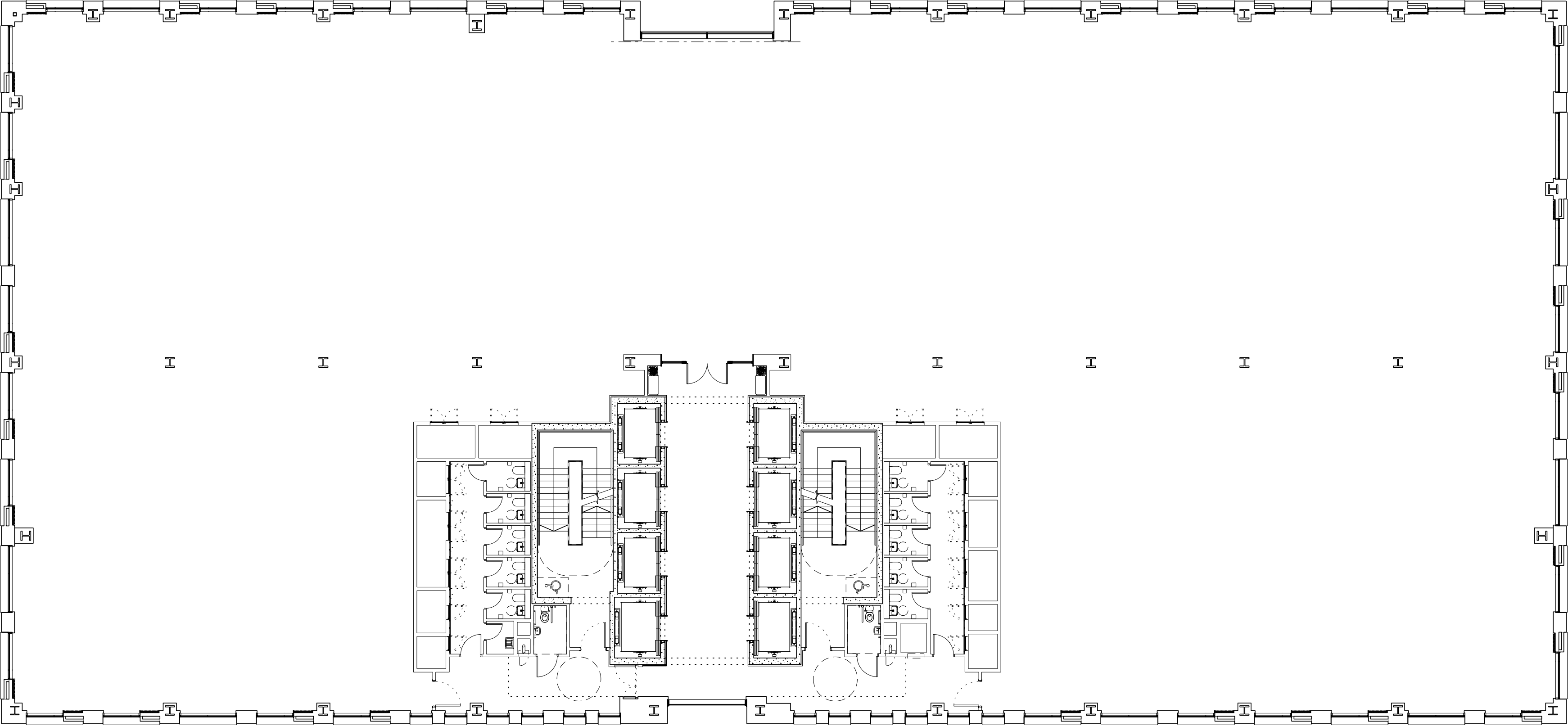
No.3 Circle Square

Office and amenity floor



No.3 Circle Square

Typical upper floor plan



Upper Floor Plan:
19,784 sq ft

No.3 Circle Square

Top floor amenity space plan

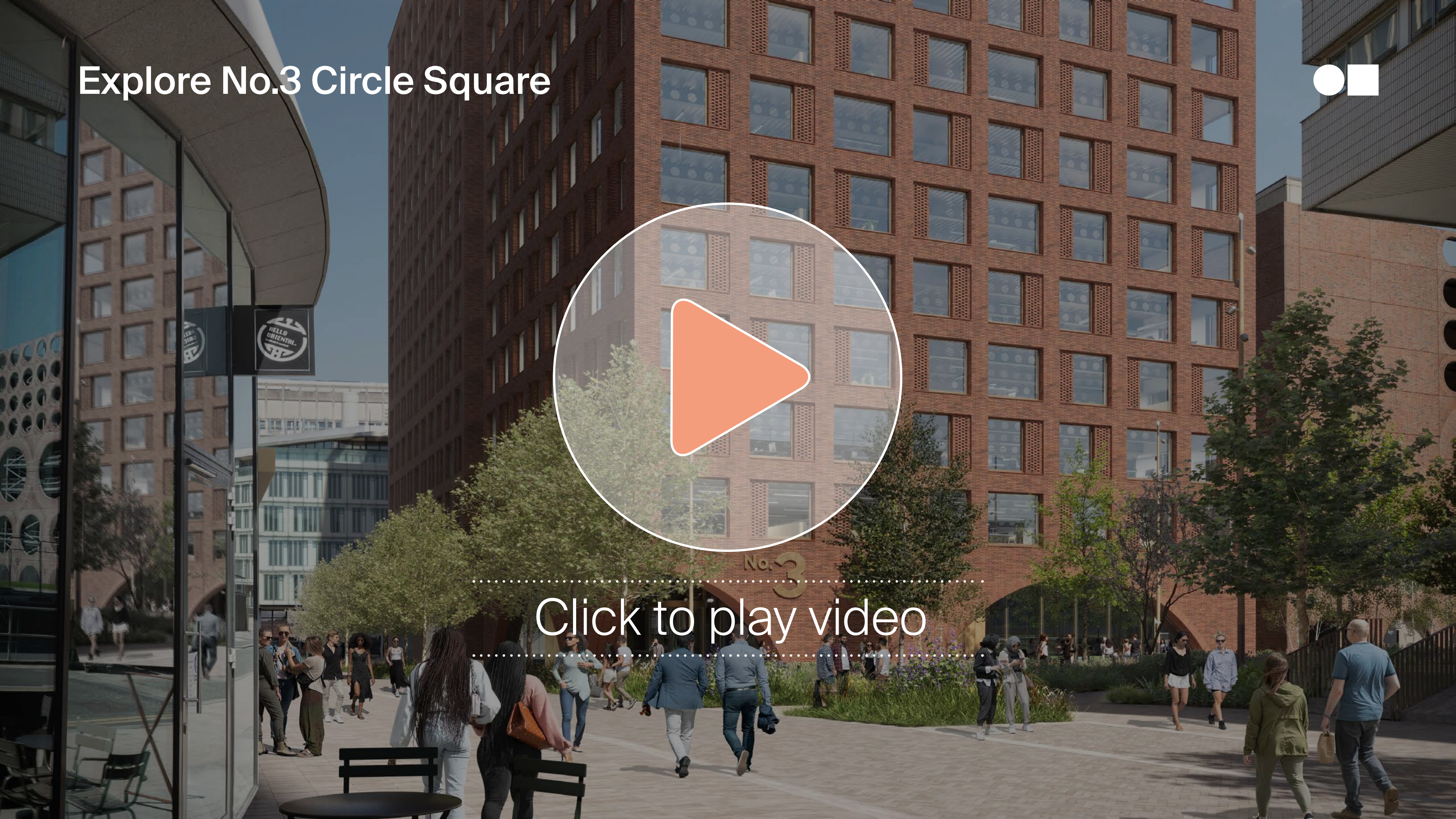


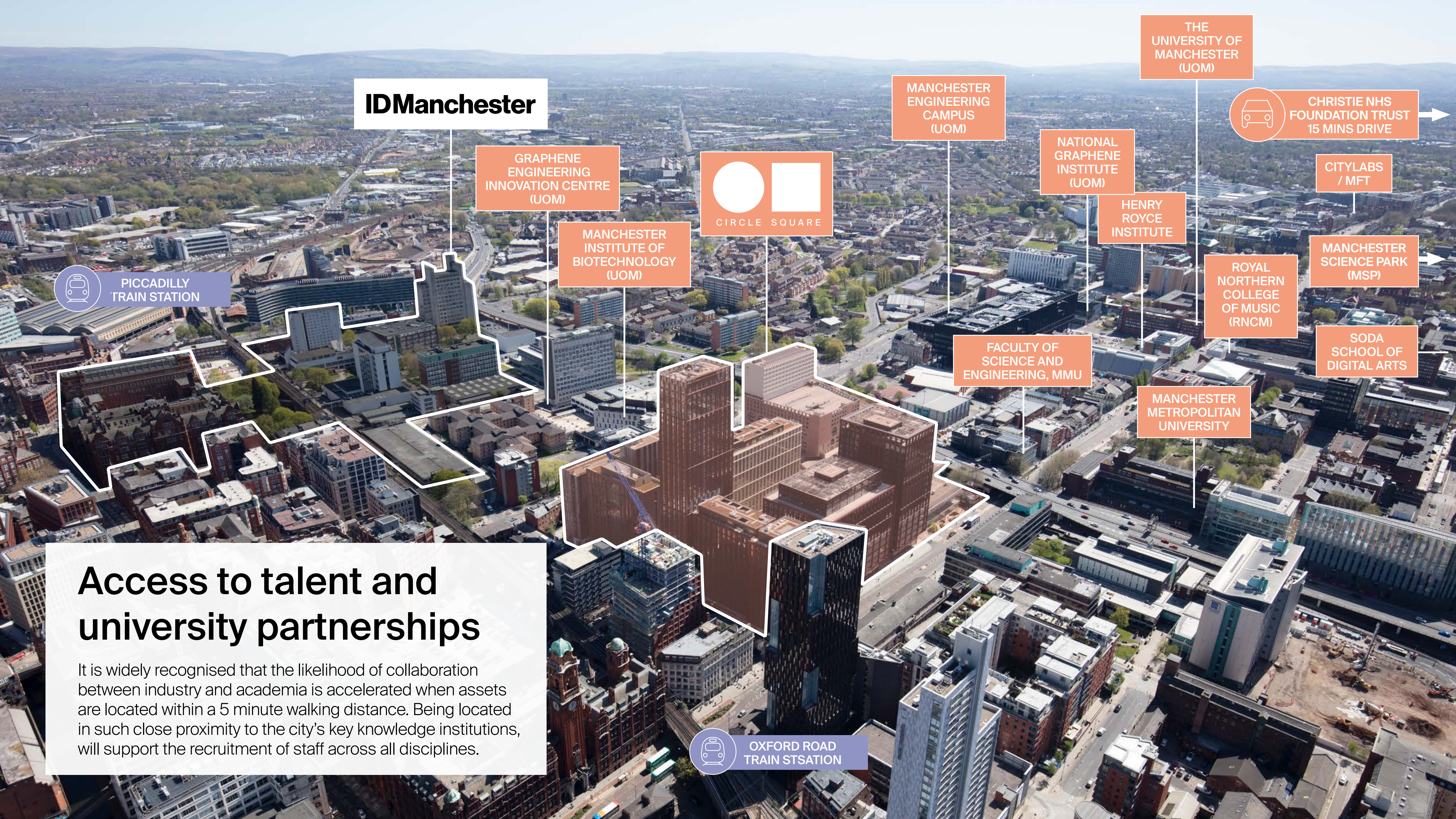
- 2 x**
communal roof terraces
- 1x 150**
person event space
- 3 x meeting rooms**
(12, 18, 28 person)
- Cinema room**
- Hot desks & lounge**

Explore No.3 Circle Square



Click to play video





IDManchester

GRAPHENE
ENGINEERING
INNOVATION CENTRE
(UOM)

CIRCLE SQUARE

MANCHESTER
INSTITUTE OF
BIOTECHNOLOGY
(UOM)

MANCHESTER
ENGINEERING
CAMPUS
(UOM)

NATIONAL
GRAPHENE
INSTITUTE
(UOM)

HENRY
ROYCE
INSTITUTE

THE
UNIVERSITY OF
MANCHESTER
(UOM)

CHRISTIE NHS
FOUNDATION TRUST
15 MINS DRIVE

CITYLABS
/ MFT

PICCADILLY
TRAIN STATION

ROYAL
NORTHERN
COLLEGE
OF MUSIC
(RNCM)

MANCHESTER
SCIENCE PARK
(MSP)

FACULTY OF
SCIENCE AND
ENGINEERING, MMU

SODA
SCHOOL OF
DIGITAL ARTS

MANCHESTER
METROPOLITAN
UNIVERSITY

Access to talent and university partnerships

It is widely recognised that the likelihood of collaboration between industry and academia is accelerated when assets are located within a 5 minute walking distance. Being located in such close proximity to the city's key knowledge institutions, will support the recruitment of staff across all disciplines.

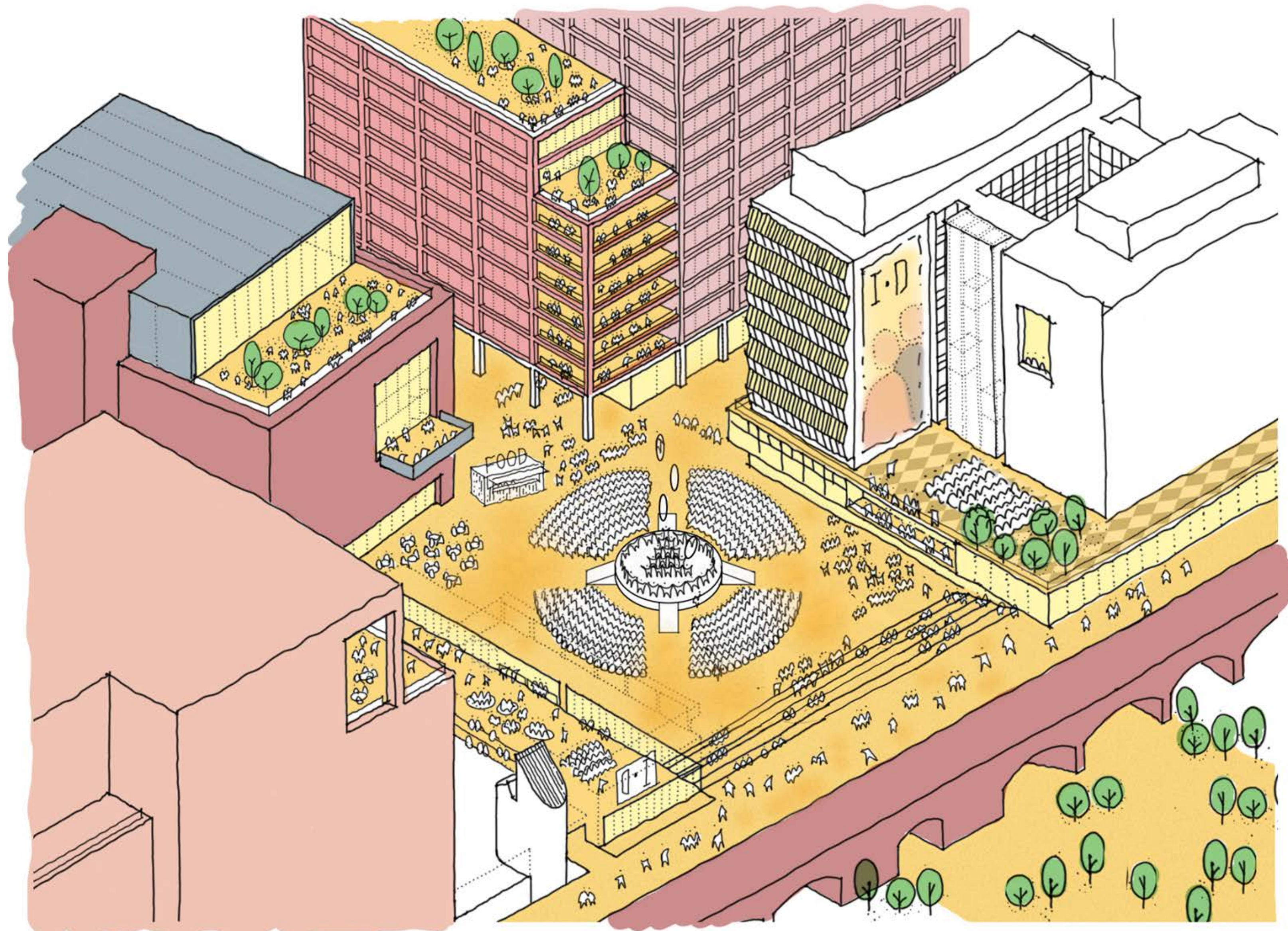
OXFORD ROAD
TRAIN STATION

ID Manchester

A World-leading innovation district

Based in the heart of the city of Manchester and set over 4m sq ft, ID Manchester is Europe's most ambitious innovation district. A joint venture between The University of Manchester and Bruntwood SciTech, ID Manchester will set a new standard for urban regeneration at scale, creating over 10,000 high-quality new permanent jobs, 2.6m sq ft of new workspace, two hotels and 1,350 new homes. ID Manchester will also invest over £28 million in its public realm to create a canvas for its vibrant cultural and events programme, further enlivening this area of the City for residents and visitors alike.

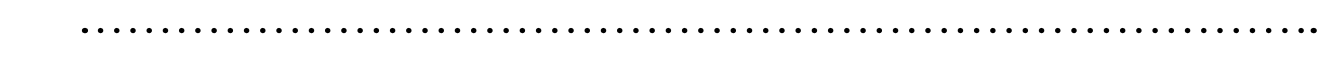




ID Manchester

What will it be?

- 2.5m sq ft of commercial space
- £30m investment in public realm
- 10,000 jobs created over next 15 years



Key sectors

Nurturing the next generation of game changing businesses and huge economic benefit to Manchester.

- Digital Technology
- Advanced materials
- Bio materials
- Health Innovation



A core partnership



“ID Manchester will be another important asset for our city-region, supporting jobs in the science and technology sectors as we look to grow our economy beyond the pandemic.”

Andy Burnham
Mayor of Greater Manchester



“Universities are a key driver for the growth of cities, acting as a magnet for talent and incubator of growth and innovation. They have an integral role in shifting the dial for future success. This partnership is a unique opportunity to invest in, and develop, a significant, long-term and patient capital project that is economically viable and socially useful. Supporting the government’s “levelling up” agenda, it embodies inclusive capitalism in one of the UK’s strongest regional cities, as we build back better and help create a more inclusive post-pandemic society.”

Nigel Wilson
Group Chief Executive
Legal & General



“Innovation is a core theme for the University as we enter our third century. The opportunity afforded by ID Manchester will provide more chances for our research to have an impact on the real world, it will be a place where we address the challenges facing the world in the 21st century and to explore new ideas to improve the health, wealth and happiness of our fellow citizens. Bruntwood SciTech shares many of the same values and principles as The University of Manchester and throughout our detailed discussions with them, their commitment and approach to sustainability, inclusivity and collaboration aligned closely with our vision for ID Manchester. We look forward to working together to create an outstanding innovation district which will play a large role in helping the UK to build back better.”

Professor Dame Nancy Rothwell
President and Vice-Chancellor of The University of Manchester



“From the splitting of the atom, to the first isolation of graphene, Manchester has been at the forefront of global innovation. The ambition to create an innovation district of this size and scale will help transform the UK’s knowledge economy and cement the UK’s status as world leader in science, technology and engineering.

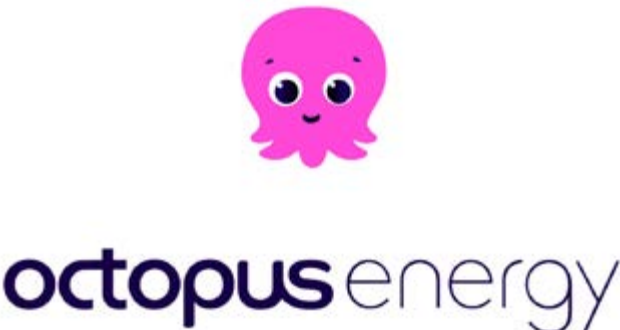
Working in partnership with The University of Manchester, we will create a global exemplar that will support national and international investment into science and technology, creating new pathways for the translation of research, and new cultures for enterprise.

It’s also an opportunity to build something with purpose and a social conscience at its heart from the outset. ID Manchester will champion a more progressive and sustainable model of economic success, one that works for all people and the planet.

To be selected to deliver a project of such scale, ambition and international significance is a privilege and we cannot wait to get started.”

Chris Oglesby
Executive Chair, Bruntwood SciTech

Companies located at Circle Square



Why businesses choose Circle Square



“Circle Square is a really attractive destination for us because of the ambition of the project, to bring together a diverse set of organisations. The location was huge in our decision, we really wanted to be right in the heart of a vibrant city that has diversity and Manchester really is that city.

Being in an environment like Circle Square is really important because you have the opportunity to discuss your ideas with other innovators and take it to the next level.”

Marc Waters

Managing Director, UK, Ireland, Middle East & Africa
Hewlett Packard Enterprise

“Accenture works with clients across the UK and the North West on supporting their innovation and transformation journeys. **By relocating over 500 of our employees to Circle Square, we will be better able to connect to our clients, as well as collaborate as part of Manchester’s ever-growing ecosystem of technology start-ups and major players.**

Accenture’s expertise in Digital transformation, Cyber Security and Industry 4.0 are particularly relevant to the North West economy and our new location provides the opportunity to better showcase these to our clients. The North West is a region of growth and working with Bruntwood SciTech has given Accenture the support we need as our office space and our community grows”.

Christopher Gray

Managing Director
Accenture North West

“There is no better location for people to launch their coding careers than the heart of Manchester’s Innovation District. The new Northcoders Campus at Circle Square will support our growth over the coming years. **We have developed a fantastic relationship with Bruntwood SciTech. They understand our ways of working, share our values and know what tech companies need.**”

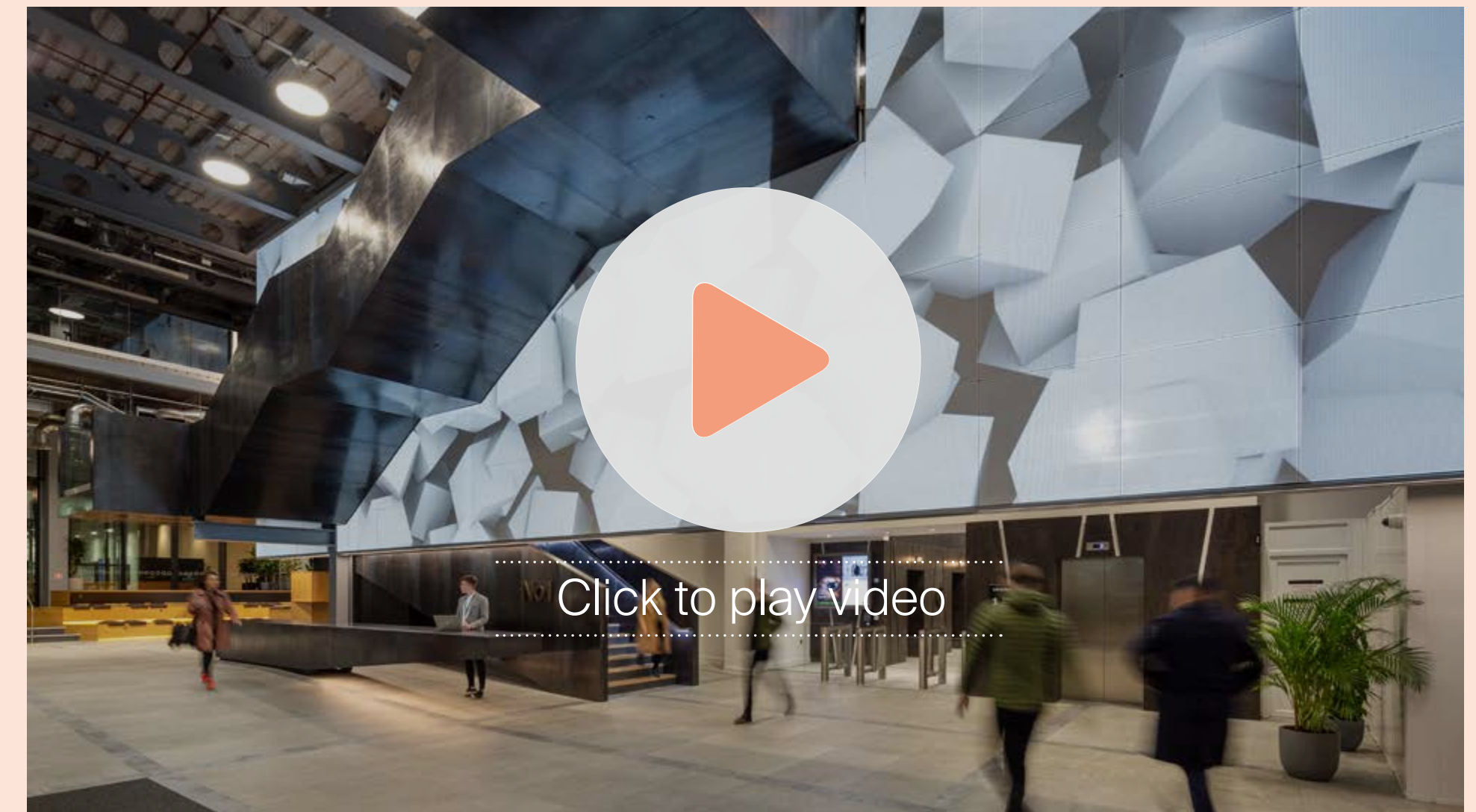
Chris Hill

CEO, Northcoders

“The move marks our commitment to Manchester with its international airport, reputation for innovation, thriving construction industry and great universities. **We considered many office locations, but none met our requirements better than No.1 Circle Square.** Our new working environment will feature spacious open areas, encouraging communication and allowing for more flexible, collaborative and modern working.”

Matias Järnefelt

Managing Director, Hilti in Northern Europe and Great Britain



Why businesses choose Circle Square



“Right from the outset we knew that the partnership with Bruntwood SciTech and the location of Circle Square in particular, was the perfect fit for our new Manchester hub. **The ability to leverage relationships with like-minded businesses as well as the neighbouring universities and the benefits that brings in terms of access to talent and research, was critical in our decision making.**

The move to Circle Square marks our commitment to provide a better employee value proposition and a vibrant and creative environment for our staff, as we migrate to a hybrid way of working. **Being in the heart of the city’s tech ecosystem is a really exciting prospect for us, as we look to elevate the business and take it to the next level.”**

Derek Newsome
General Manager
Bosch Automotive Service Solutions

“At Autocab, we are continuing to evolve our brand, and with experiencing a huge amount of growth, it was the right time to revive our office space, to attract new talent and get our team excited. As a leading taxi and private hire booking and dispatch software provider, **we wanted a space which represents our inclusive culture and company values, provides somewhere to collaborate, and excites our teams across the world.** Circle Square does just that and we think it’s a fantastic fit for us - which will inspire our team and customers - with its impressive event spaces, vibrant buildings, and forward-thinking culture.

“We were attracted to Circle Square from the get-go and feel that it aligns with our ethos to be able to create, innovate and network with like-minded businesses. Autocab is proud to have such a diverse team, so it is essential for us to make sure our people feel comfortable in our new space, within an area which offers so many different experiences. **This new neighbourhood hosts an array of different amenities to cater for all and we cannot wait to be able to cement our footprint here by attending, and hosting, some great events which continue to build up our network.”**

Lucy Sunner
Head of Culture
Autocab

Research Undertaken by Global Property Advisors



DEMAND FOR CITY CENTRE OFFICE SPACE INCREASES

The overall trend in how occupiers are taking space has **shifted towards an increase in city centre take up.**

Demand for out-of-town workspace has plateaued.



HIGH QUALITY AMENITY IS ESSENTIAL

Demand for city centre office space has increased due to the requirement for higher quality amenities and services to enable businesses to recruit and retain the best staff.

A key reason why **people enjoy working in city centres** in the presence of cafes, restaurants, bars, and arts & entertainment facilities.



Access to a variety of retail and leisure amenities as well as onsite gyms and cycle/shower facilities are all becoming essential for occupiers and something that is most commonly found in the larger city centre developments.

WORKSPACES FOCUSED ON COLLABORATION, CULTURE AND STAFF WELLBEING

Collaboration, engagement and culture, including wellbeing space, staff social space and **open plan workstations are key to occupier working environments.**



JOINING AN ECOSYSTEM ENCOURAGES INNOVATION AND BOOSTS PRODUCTIVITY

Companies working in the innovation and knowledge economy will continue to be attracted to **clustering with like-minded businesses.**



Doing so boosts productivity and **encourages collaboration while attracting and retaining talent.**

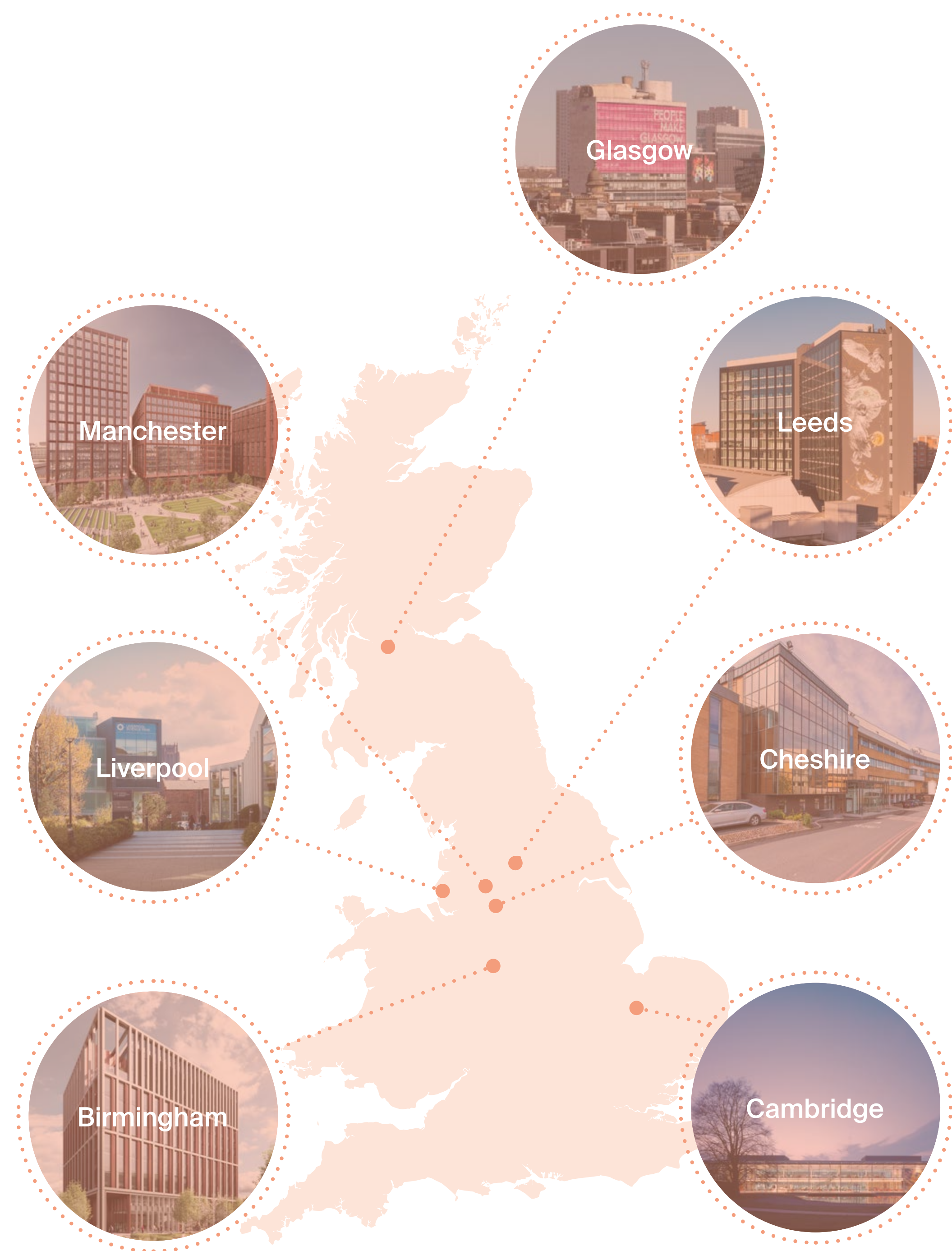
A TRUSTED PARTNERSHIP



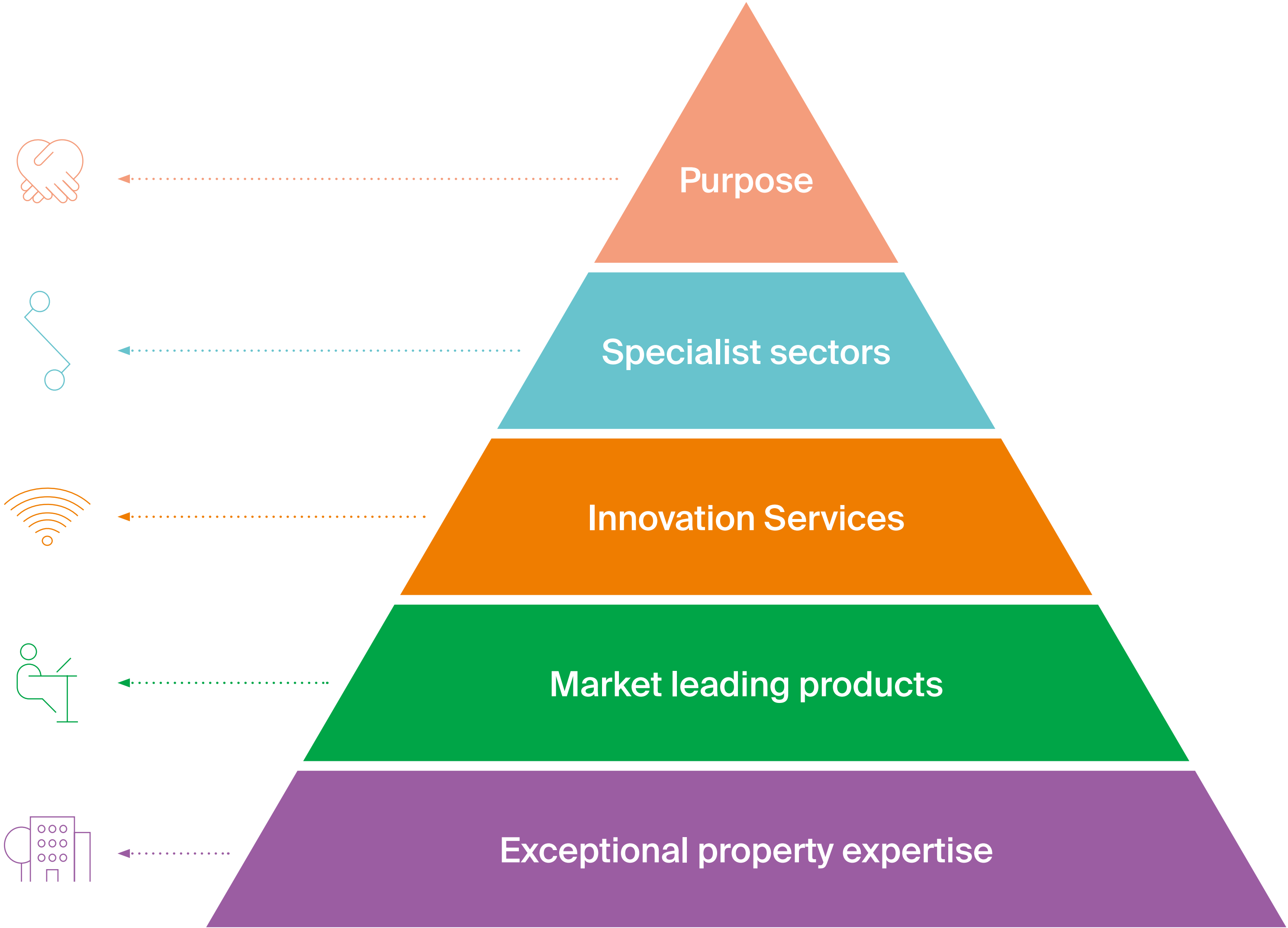
Bruntwood SciTech

UK's leading property company dedicated to the growth of the science and technology sector.

- Established in 2018, a 50:50 joint venture between Bruntwood and Legal & General
- Creating a network of thriving innovation districts
- 11 campuses across the UK
- Supporting companies to form, scale and grow
- Providing world class office and lab space to the life sciences and tech sector as well as bespoke business support including access to finance, talent, new markets, and large mentor and partner networks
- 500+ science and tech companies in UK wide network
- Creating over 40,000 new high value jobs in the science and technology sector over the next 10 years
- 2.4m sq ft with a further 5m sq ft under development



Our business model



A Network of Thriving Innovation Districts

Strong foundation in property fundamentals but with expertise to deliver access to innovation and connections to strong place-based partnerships.

Our business model



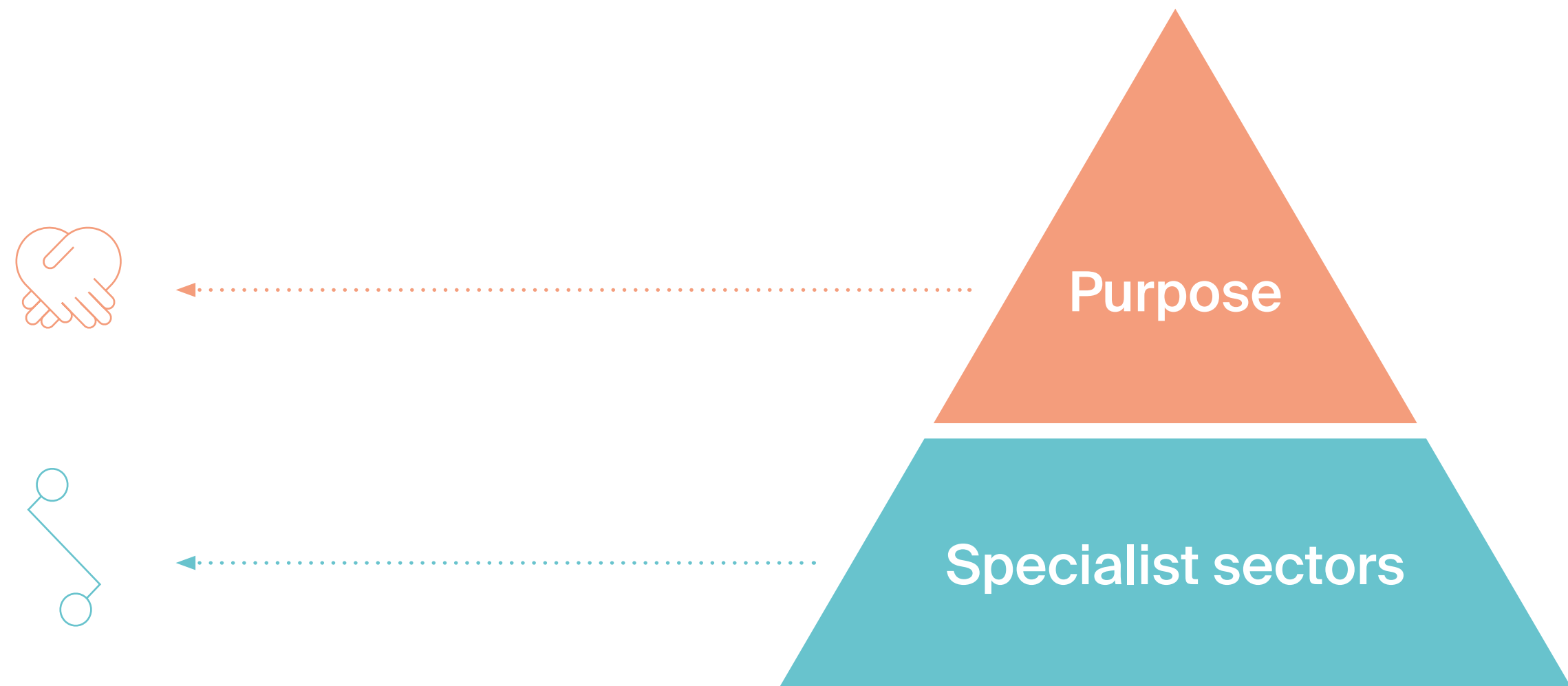
Purpose led organisation

Creation of a network of thriving innovation districts;

Deeply connected to the cities in which we operate. Understanding the economic forces supporting their success;

Partnership at the heart of what we do - triple helix model of innovation bringing private sector together with academia and local government to unlock opportunity.

Our business model

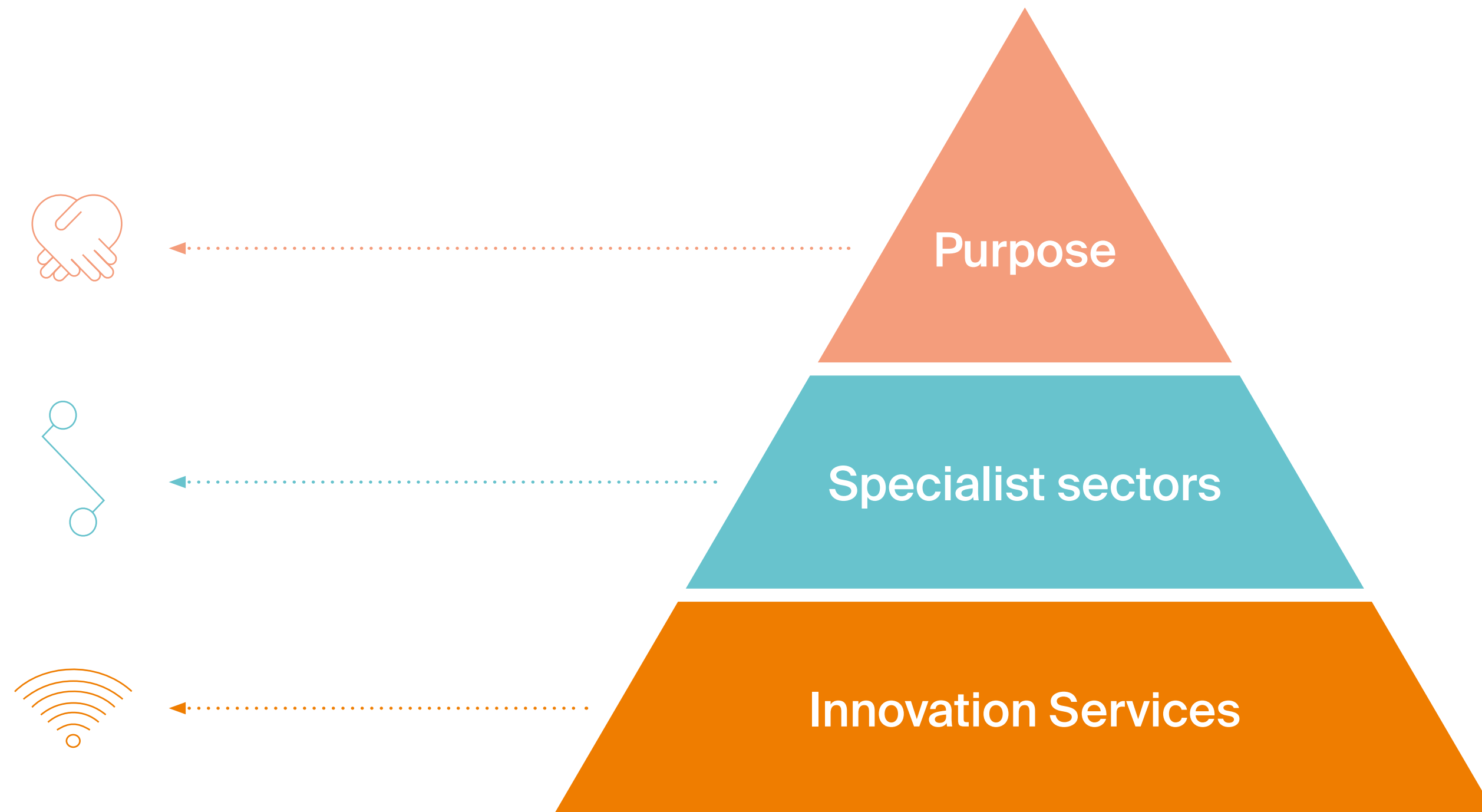


Focus on specialisms & innovative high growth businesses

In house specialists who can speak the customers language;

Understanding enables optimum response to the requirements of businesses at the forefront of driving the future success of the UK economy.

Our business model



A unique platform that can scale as we grow

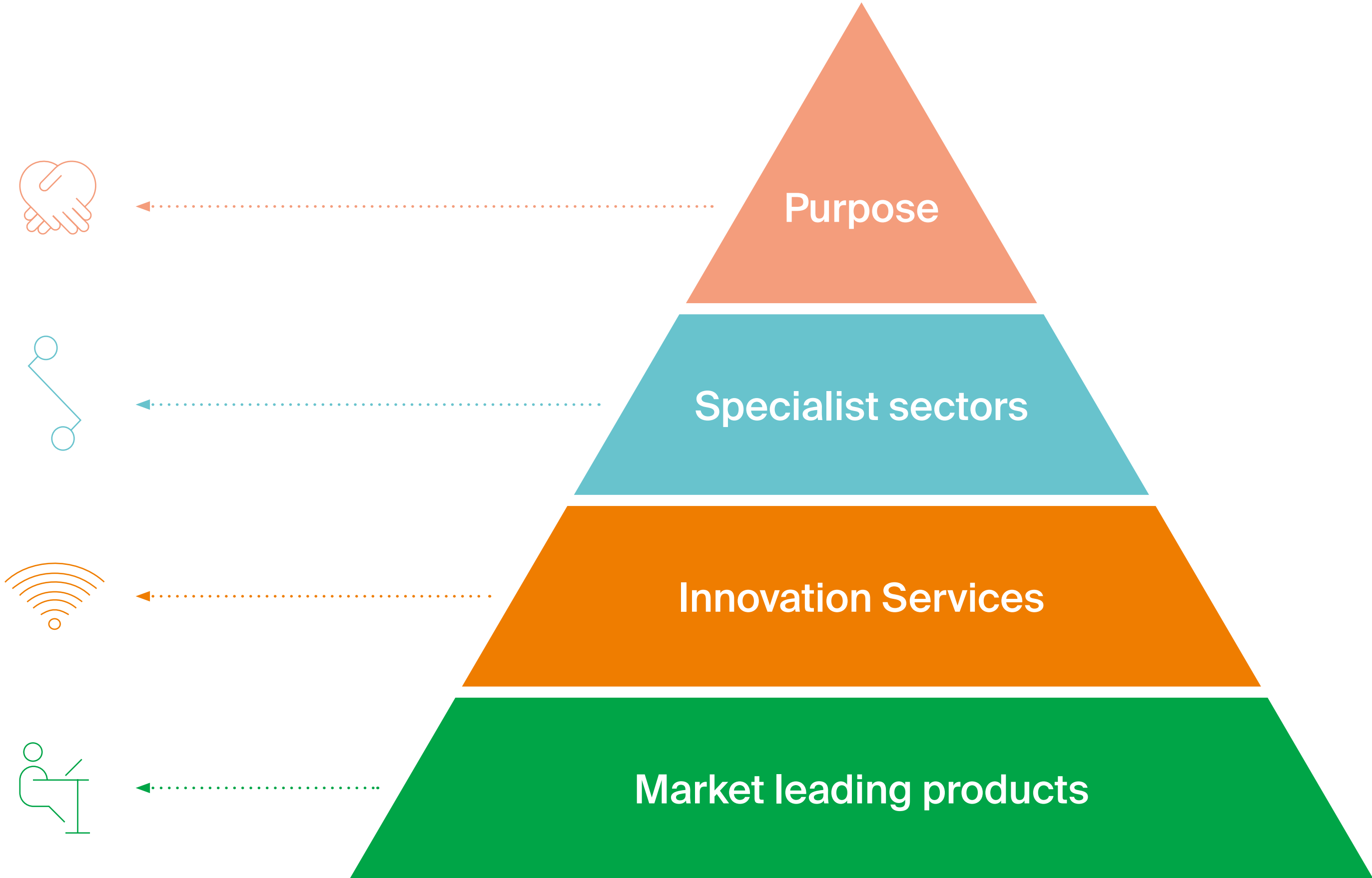
Developing a rich community through events & programmes that support growth, diversity, wellbeing and sustainability.

Tailored business support to help companies form, scale and grow helping to secure the success of our future pipeline.

Access to Innovation for corporates to overcome their own innovation challenges.

Specialist service offerings (e.g. Invivo, NMR, Mass Spec, Open Access Laboratories).

Our business model



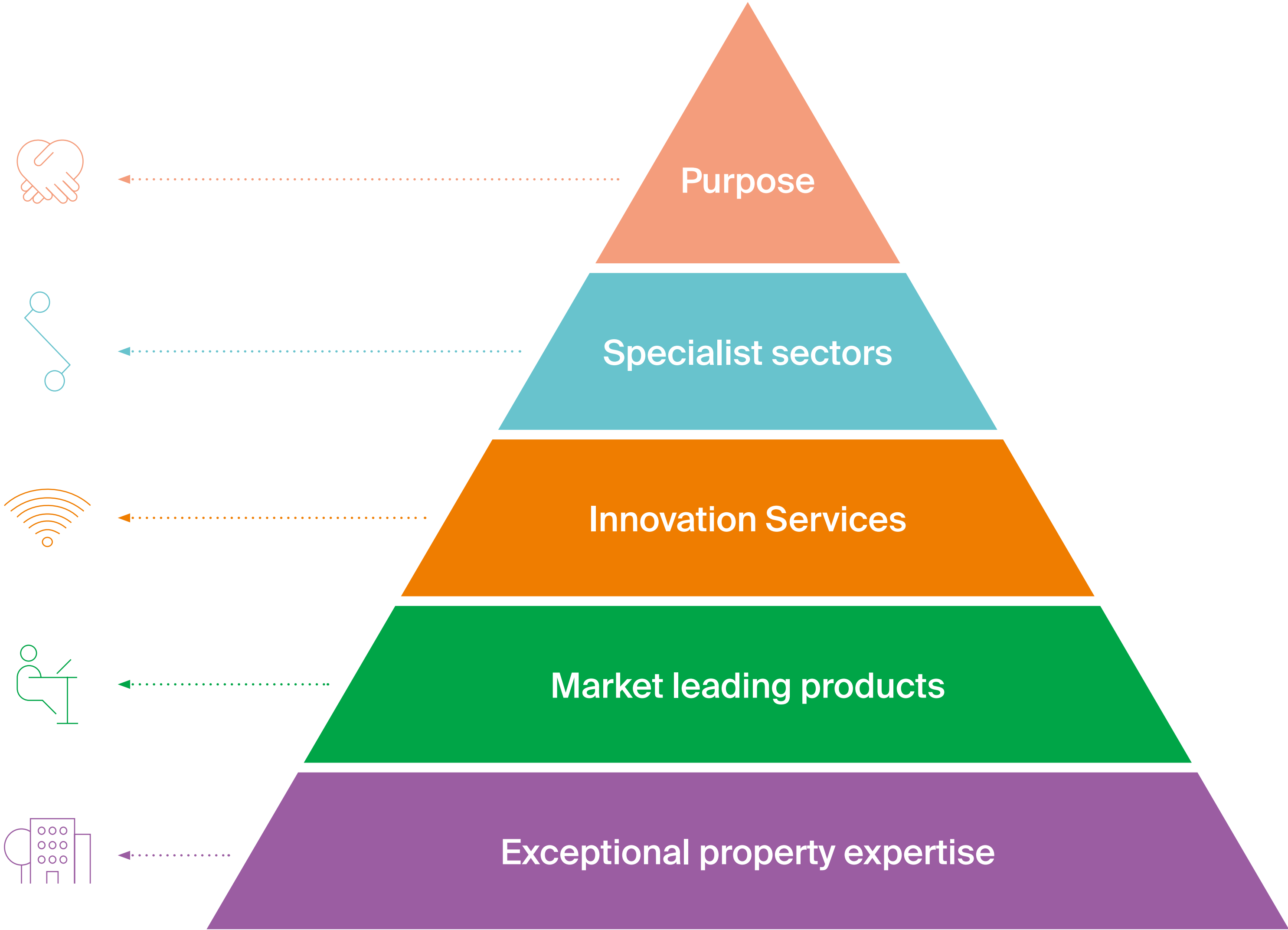
Market leading product offering

Respond to an ever changing marketplace through an ability to offer a breadth of best in class products for all types of customer requirements and sizes.

A focus on complimentary amenity and flexibility to support collaboration and innovation.

Ability to provide a network of locations across the UK to meet a customer's innovation and property needs.

Our business model



Exceptional property expertise

In house expertise in commercial, asset management, development and property services.

Customer centric approach delivering unparalleled customer experience.

Best in class customer retention and satisfaction rates.

Innovation services strategy



Strategy

To retain customers

To accelerate growth of customers

To help customers secure growth funding

To support our customers' need for talent

To Engage local communities by promoting diversity, creativity

To provide accessible science and tech services for early stage businesses

To lead Innovation within our chosen sectors

To managing our overall ecosystem

Service provided

Deliver Business Support

e.g. 1-on-1 consultations, social and wellness activities

Run Growth Programmes

e.g. Serendip, AP Accelerator and Oncology Development Programme

Provide Access to Finance

e.g. Investor pitch preparation and pitchdays

Provide Access to Skills

e.g. Access to Uni placements, Gov Kickstart prog

Create Vibrant Hubs

e.g. Manchester Digital, Digital Her Emerging Tech Forum

Offer Shared Services

eg. Open Access Labs

Strategic Collaborations

e.g. National & clinical stakeholders (NIHR, NHS, Universities, schools etc)

Curate our Community

e.g. Manchester Oxford Road Corridor Innovation District

Innovation projects



Cisco, CityVerve Project



Tesla Battery, Bright Building



Blair Project, hydrogen powered go karts



Why Circle Square



Digital technology and creative campus

Located in the heart of Manchester's innovation district Circle Square is a unique campus for digital technology and creative businesses to thrive.



Talent acquisition opportunity

Being located directly opposite a number of key knowledge institutions provides your business with unparalleled access to the city's best skills and talent.



Access to strategic partnerships

Partnering with Bruntwood SciTech accelerates your ability to form strategic partnerships with the universities and other key Manchester stakeholders.



A growing innovation district

The biggest investment flows in the city are happening in the immediate vicinity of Circle Square, further enhancing this part of the city into a tech ecosystem and providing endless opportunities for businesses located at Circle Square.



A connected hub

Situated within a 10 minute walk of Piccadilly station and only a 2 minute walk from Oxford Road Station, the location of Circle Square provides the perfect commute.



An extraordinary neighbourhood

Home to some of the most innovative retailers, restaurants, bars and pavement cafes, all centred around Symphony Park, a brand new outdoor event space set to host some of the city's biggest events.

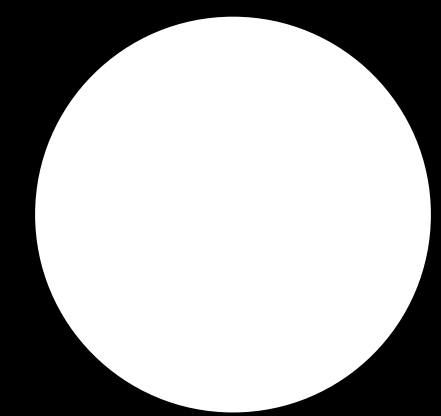
RELAX

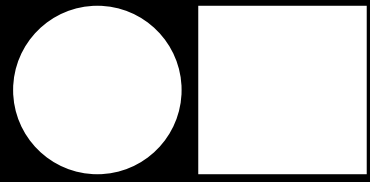
ENJOY

INNOVATE

INSPIRE

EXPERIENCE





Bradley Topps
Commercial Director
bradley.topps@bruntwood.co.uk
07983 859 316

Joshua Whitely
Head of Commercial
joshua.whiteley@bruntwood.co.uk
07766 917 273

Circle Square
Oxford Road
Manchester
M1 7ED

info@circlesquaremanchester.com
circlesquaremanchester.com

Subject to Contract & Without Prejudice

