

**bruntwood**  
Works



# The Plaza

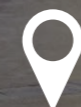
A place to  
cultivate  
ambition

The Plaza

# *Designed to build and enhance community connection*



THE PLAZA



A Bruntwood Works Pioneer  
Space to innovate the everyday

# Space to innovate the everyday



## Bruntwood Works Pioneer buildings are the future of workspace design and innovation - the buildings of tomorrow, today.

Each site's forward-thinking spaces offer individuality and flexibility, along with unique events and retail offerings. They create the perfect place for the Bruntwood Works community of vibrant businesses to connect.

You'll find bespoke designs at each location, all based on six key themes - amenity, art, biophilia, sustainability, wellness and technology.

We're master reinventors, crafting something unique and exciting, mixing the old with the new. All of our Pioneer buildings offer workspace for businesses of all sizes, from a single coworking desk to serviced offices and leased spaces.

# 6

### Six key themes of Pioneer



Amenity



Wellbeing



Biophilia



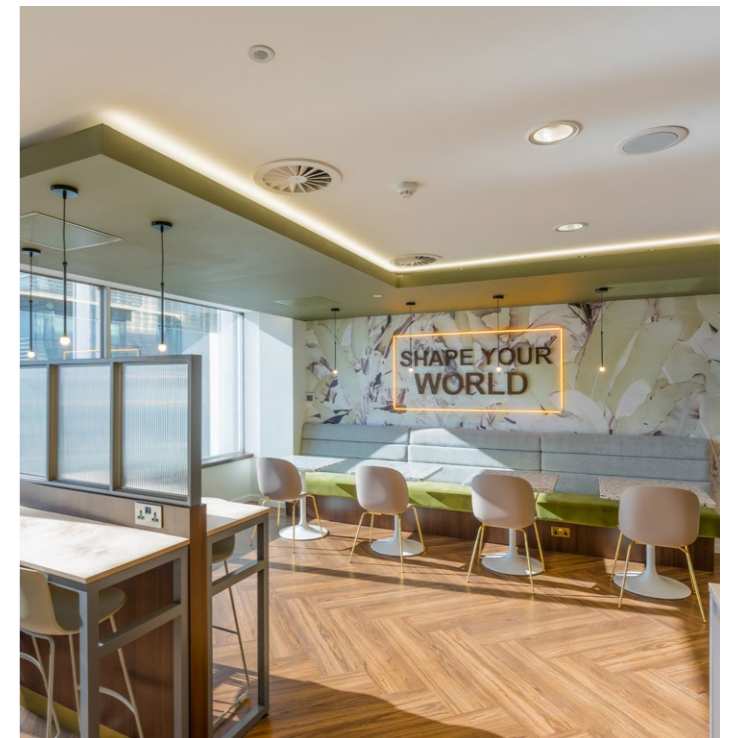
Amenity



Sustainability



Technology



# The place to harbour connections

## If you're looking for more from your workspace, The Plaza will take you to a whole new level.

The Plaza has been an iconic presence within Liverpool for more than 50 years. Today, the newly re-imagined space seamlessly marries these two eras together, elevating its exemplary status and the innovative business community that resides within.

At The Plaza, functional will be transformed into inspirational. The communal spaces have been specifically designed to harbour connections with like-minded individuals and encourage its thriving and ambitious community to work collectively.

Lifestyle spaces, including a cafe, bar, restaurant and fitness studio have been created to enhance your everyday experience and wellbeing. This level of consideration has been built-in from the ground floor to the 18th.

Here, you'll have the opportunity to grow from a single desk to an international household name. No matter what kind of workspace you're looking for, large, small or even a coworking space, you'll find it within the walls of The Plaza - and whichever space you choose, you're sure to be in good company.

### Key features:

24-hour secure access

A friendly customer service team

An on-site shop

Flexible open-plan workspace

A business lounge

Meetings rooms

Bike store and shower facilities

On-site parking

EPC Rating - D91





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FOOD MADE  
FROM THE BEST  
BEING SOURCED ETHICAL INGREDIENTS

# ***Become part of a community that inspires ambition***

**At The Plaza, every detail has been considered to focus on you, your business, your team and your community.**

The ground floor thrums with activity throughout the lobby as people work, meet and connect, all within a sophisticated, spatially diverse environment with spaces that flex to each individual's needs.

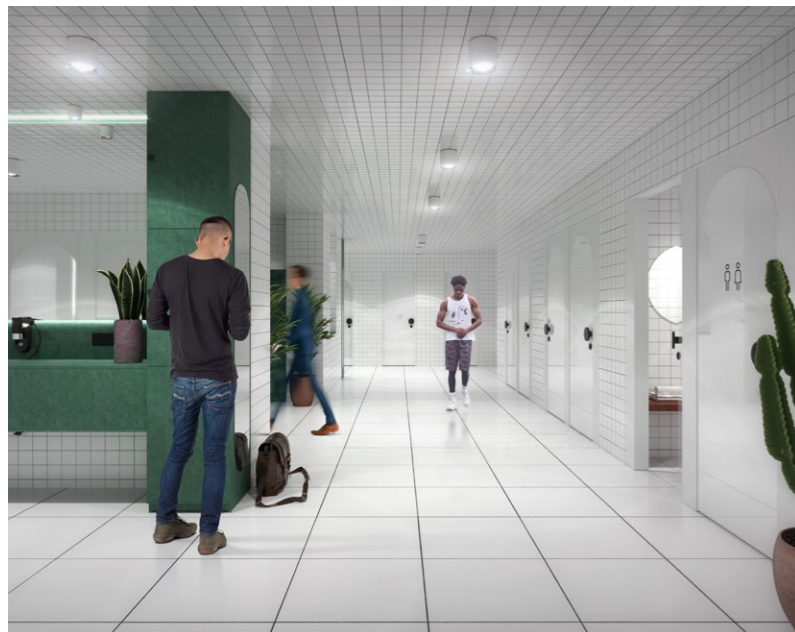
The communal lounge inspires productivity, community and relaxation. Add to this the wealth of events and networking opportunities on offer, and it is clear that in occupying a workspace at The Plaza, you are opening the door to new connections and new ideas.



The Plaza a place to cultivate ambition

# Workspace wellness

You can rest assured that your wellbeing is always top priority at The Plaza. Active travel and fitness is supported with a new wellness studio to host fitness classes, bike hub with 142 bike spaces and 18 showers and changing rooms.



# ***Independent restaurant, bar and cafe***

**A partnership with renowned Liverpool operator GSG Hospitality - the group behind Duke Street Food and Drink Market, Bold Street Coffee, Salt Dog Slim's and 81 Ltd - will create vibrant and welcoming spaces, with numerous areas to unwind.**

The full amenity concept will be revealed in early 2021 and will include space that lends itself to all types of opportunities to engage; take time to clear your emails in the coffee shop, pick up some essentials in the pop-up retail area, meet with customers in the bar, before meeting friends for dinner in the destination restaurant.

GSG Hospitality will add vibrancy to the heart of Liverpool's commercial quarter and create a place for the wider community to enjoy.



**GSG.**



The Plaza a place to cultivate ambition

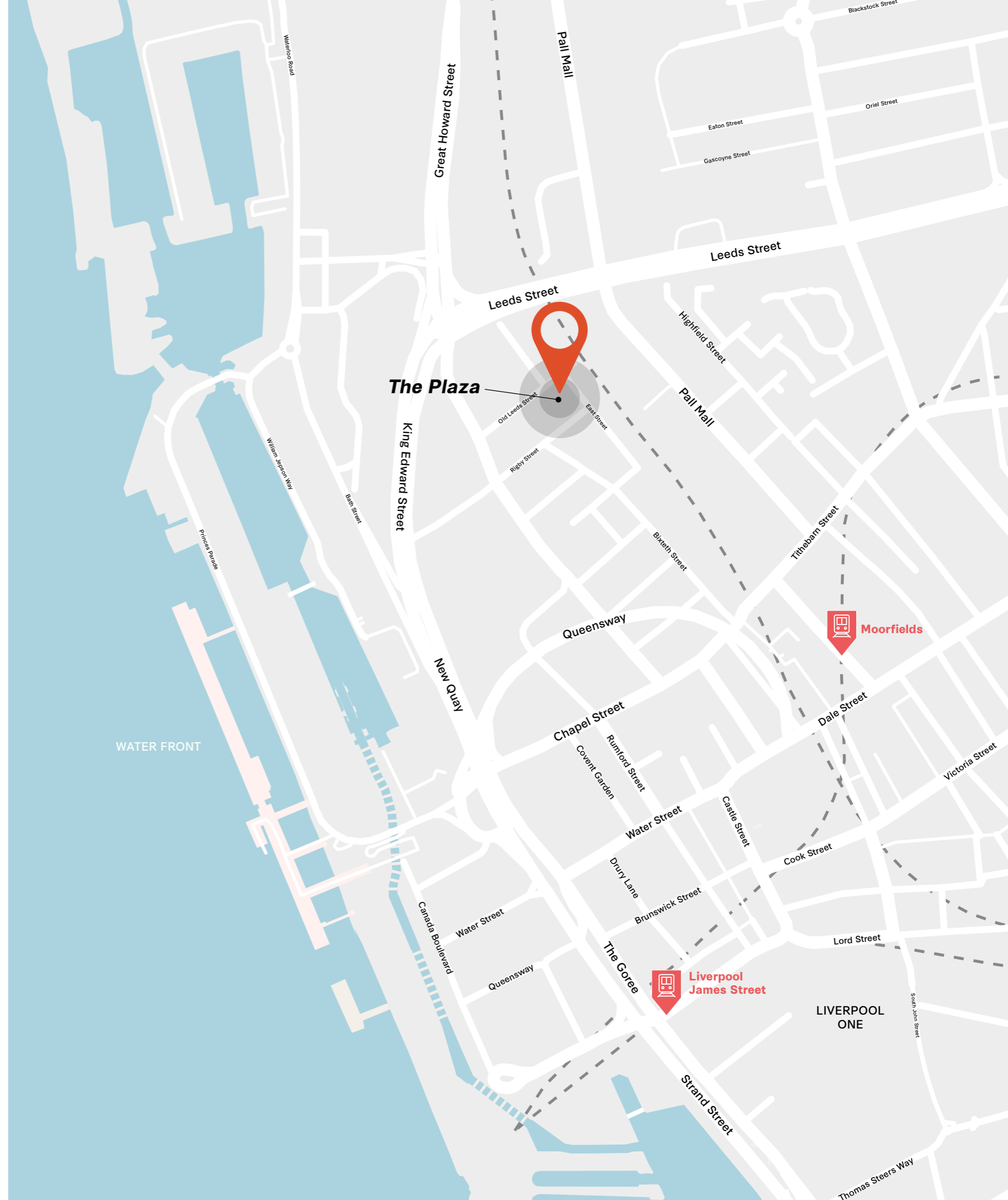
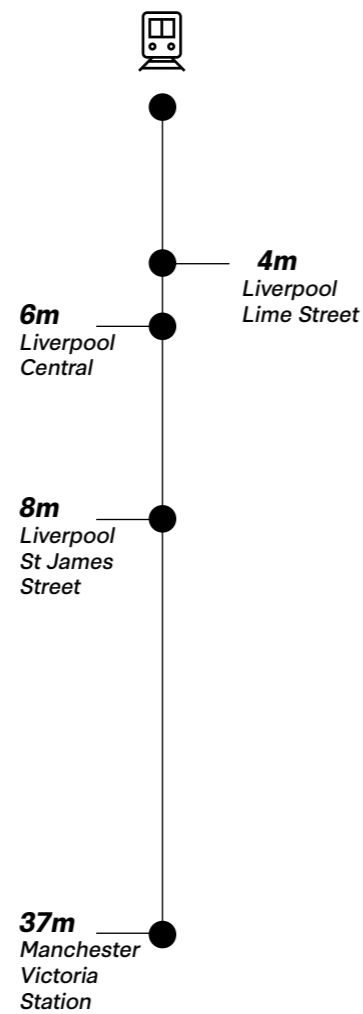


The Plaza a place to cultivate ambition

# Central to Liverpool, connected to everywhere

Located within the Commercial District in Liverpool, a workspace at The Plaza positions you right at the heart of the business community.

This fast developing area is alive with activity as new developments are taking shape at every turn, all of which support the positioning of The Plaza as Liverpool's iconic commercial destination. With access to a wealth of amenities and endless opportunity to connect with neighbouring organisations, you can focus on driving your business, secure in the knowledge that your customers are impressed and your colleagues are happy.



# *Workspace options*



# Coworking options

**Coworking space gives you the ultimate high-quality, flexible workspace. Simply choose from Memberships, Shared Desk and Dedicated Desk options in vibrant environments to power your productivity.**

**Join our coworking community from £95 per month.**

## Memberships

Our memberships bring you to the ultimate premium workspace, designed with flexibility in mind. Just pick a seat in any Bruntwood lounge and enjoy our refreshments and superfast WiFi.

You'll also be able to access the lounges in any of our buildings that offer membership across Manchester, Liverpool, Birmingham and Leeds.

## Shared Desk

Join a shared desk alongside other flexible workers and entrepreneurs, whenever you need to focus. It's a quiet, reliable space for solo projects or collaboration, designed for professionals who are regularly on the move, but thrive within an ergonomic work setting.

Access your building outside of normal office hours. Enter our lounge and take advantage of other refreshments and amenities. We offer shared desks for three days a week, so tell us what's best for your schedule.

## Dedicated Desk

Your own base in a premium space – that's the core promise of our dedicated desk package. It guarantees you your own workstation with the vibrancy of a shared office. On top of this, private lockable storage is available for groups of up to four people.

As a dedicated desk customer you'll still benefit from the perks of our membership, such as flexibility and access to our lounges, but also enjoy a more permanent home for your business or freelance enterprise.



## Compare coworking options

|   | Memberships<br>From £95 per month | Shared desks<br>From £195 per month | Dedicated desks<br>From £295 per month |
|---|-----------------------------------|-------------------------------------|--|
| Access to lounges in other Bruntwood Works buildings as well as your 'home' location, 3 days per week | ●                                 |                                     |  |
| Shared desks in a Bruntwood Works coworking studio, 3 days per week                                   |                                   | ●                                   |  |
| Unlimited access to a dedicated desk in a Bruntwood Works coworking studio                            |                                   |                                     | ●                                      |
| Flexible contracts  | ●                                 | ●                                   | ●                                      |
| 24 hour access  |                                   | ●                                   | ●                                      |
| Superfast WiFi  | ●                                 | ●                                   | ●                                      |
| 25% off meeting room bookings for any Bruntwood venue   | ●                                 | ●                                   | ●                                      |
| Membership of The Bruntwood Collective  | ●                                 | ●                                   | ●                                      |
| Free events programme   | ●                                 | ●                                   | ●                                      |
| On-site customer service team   | ●                                 | ●                                   | ●                                      |
| Premium coffee, tea and filtered water  | ●                                 | ●                                   | ●                                      |
| Use of communal business lounge*  | ●                                 | ●                                   | ●                                      |
| Use of a communal kitchen   | ●                                 | ●                                   | ●                                      |
| Locker storage  |                                   |                                     | ●                                      |
| Bike store*   | ●                                 | ●                                   | ●                                      |
| Showers & changing rooms*   | ●                                 | ●                                   | ●                                      |
| Private phone booths*   | ●                                 | ●                                   | ●                                      |

# Serviced Offices



**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 this as a satellite office and give your teams a city base of their own.

#### **Serviced is ideal for:**

Freelancers, start-ups and small businesses

#### **Included as standard with Serviced:**

A private office

24/7 building access

Use of communal business lounge\*

Showers and changing rooms\*

25% off meeting room bookings for any Bruntwood Works venue

Cleaning, internet and phone services

A communal kitchen

Rent periods beginning at six months

Free access to business support programme Spark by Bruntwood Works

Membership of The Collective



*Superfast WiFi*



*Communal Kitchen*



*The Collective membership*

# Leased Offices

**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 team.

## 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

Membership of The Collective



Your own, private office



Design your own space



The Collective membership



# 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.***

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## **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

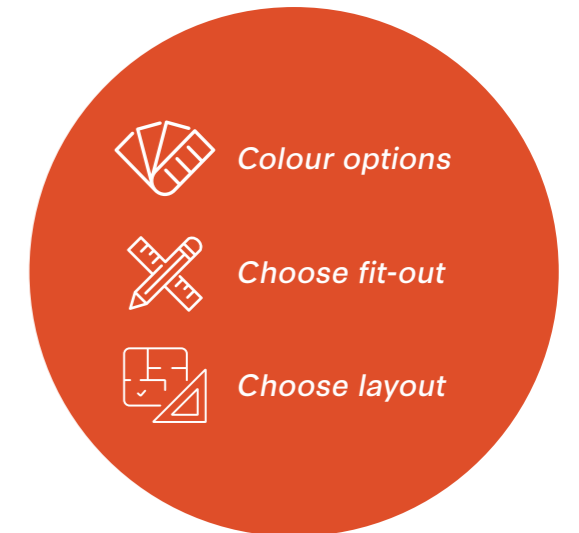
The ability to create your own service package (including internet, telephone, refreshments, cleaning and facilities management)

One bill for rent and services

Personalised fit-out at no extra cost

Free access to business support programme Spark by Bruntwood Works

Membership of The Collective



# All Inclusive

**Whether you're a start up looking for a short term lease, or an established business looking for a quick and easy office move, All Inclusive is the choice for you.**

All Inclusive offers a fixed priced office product that wraps your rent, service charge, insurance and electricity into a single cost, that will remain the same throughout your full term, with no hidden fees.

Our simple and customer friendly lease also ensures a simpler and quicker move in process.

## **Included as standard:**

One bill for rent, property costs and electricity

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

Membership of The Collective

Free events programme

On-site customer service team

Free access to business support programme Spark by Bruntwood Works

## **Add ons:**

On-site car parking



*Quick & simple*



*Fixed Price*



*The Collective membership*





# Creating spaces where work & lifestyle thrive.

**Bruntwood Works balances work and lifestyle, blending spaces that encourage interaction and create community. We are firmly embedded in our towns and cities, with over 70 buildings across the North West, Midlands and Yorkshire.**

## Bruntwood Works

Our workspace, retail and leisure is people-driven, design-led and socially responsible, with everything from coworking, virtual or managed offices to meeting rooms and event spaces. Access expert support at every stage of your business journey and enjoy leading wellness, retail and leisure facilities right on your doorstep.

Together with Bruntwood SciTech, Bruntwood Works forms part of the Bruntwood Group.



*Bruntwood Works facts and figures*

**1.8m**

Sq ft of development planned 2017-2020

**£1.01bn**

Value of Bruntwood Works portfolio

**3,017**

Total number of customers

**£1.5bn**

Gross value of development pipeline

**8.6m**

Total ownership in sq ft

# The Collective

Being part of the Bruntwood Works community gives you access to over 50,000 incredible people across Manchester, Liverpool, Cheshire, Leeds and Birmingham (including our own team).

This means that whatever you need - business advice, collaboration opportunities, someone to run that charity 5k with - it's likely someone with the skills or knowledge is only a chance kitchen encounter, an event, an introduction or a click away via The Collective online platform.

Together, we live, work, learn and play in the places we proudly call home, coming together and collectively harnessing the power of partnerships to grow, collaborate and reach our full potential.

## Our digital community

As well as being connected through our teams, events and business support, our exclusive online platform enables you to be connected to the wider Bruntwood Works community. You can have fun, collaborate, get to know your neighbours, find or list opportunities, join events, and take advantage of exclusive offers and experiences from Bruntwood Works retailers and partners - all at the tap of a finger.



## Meet people

Expand your network by starting a conversation with people from all sorts of businesses and backgrounds. You never know where your new connections could take you.



## Seek opportunities

You don't have to look far to find businesses and people who could be interested. The help and support you need to grow and succeed could be just around the corner.



## Explore events

There's a world of opportunity outside your workspace or laboratory ready to be explored. Join a creative workshop, learn some new skills, or build your network at a business event and have some fun. Go see what's happening in your building and in your region.

Find out more at  
[collective.bruntwood.co.uk](https://collective.bruntwood.co.uk)

***The ultimate goal  
is to leave our  
towns and cities  
better than we  
found them.***

# Net Zero Carbon

## Committing to a sustainable future

We take creating sustainable environments seriously as we know that we can only fulfil our purpose of 'creating thriving cities' if we can deliver sustainable and environmentally-conscious spaces.

We were the first commercial property partner to sign up to the Green Building Council's Net Zero Carbon Commitment pledge, which aims for new buildings to be net zero carbon by 2030 and older buildings the same by 2050.

We are committed to leading the way with sustainability and we have a range of initiatives in place from waste disposal to using smart technology and using renewable energy to promoting sustainable transport, all with the aim of becoming a more sustainable business.

Our commitment to Net Zero Carbon is one of the reasons why we're championing sustainable practices, and it's why we've created a specific set of science based targets to monitor our emissions.

The Carbon Trust helped us define these targets through a process that assessed global emissions, the emissions produced by the property sector, and how much of those emissions we are responsible for. Then, they can estimate how big that portion will be by 2050. By putting in place our targets, we can monitor and improve our output more efficiently.

We've introduced other measures in the fight against global heating, too:

### ***Smart buildings strategy***

We're introducing algorithmic learning into our buildings. Sensors will gather data about heating, lighting, and motion to help us use energy more efficiently.

### ***Solar panelling***

We already have solar panelling on many of our buildings, but we're stepping up our commitment to solar power by installing batteries to store energy for later use.

### ***Waste processes***

Our partnership with B&M Waste is the first step in diverting 100% of our waste from landfill.

### ***Water audits***

Reducing water usage saves energy, helping to lower carbon emissions. That's why our Utilities team has carried out water audits across the estate. So far, they've been able to save two Olympic sized swimming pools worth of water per month.

### ***Riser adoption***

We're transforming the way we use electricity in our buildings, using specialist risers and voltage optimisation. These measures help us regulate, clean, and condition the incoming power supply, leading to lower energy usage.






# CBRE

**The Plaza  
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L3 9QJ**

For more information please call us  
or visit the website:

**0151 600 5353**

**[bruntwood.co.uk/workspioneer](http://bruntwood.co.uk/workspioneer)**

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