



111 Piccadilly

111 Piccadilly, Manchester M1 2HY

bruntwood



Make an impression

At 111 Piccadilly, we've got workspace to suit both new and established businesses alike.

Work is currently underway to re-imagine the ground floor to provide a coffee shop and coworking, meeting and events area alongside an art exhibition space. And with Manchester Piccadilly on your doorstep, you'll be in arguably the best location in town.

111 Piccadilly has a range of options to suit your workspace needs with everything from a single desk, to all-inclusive furnished offices for 2 or more people, or larger spaces perfectly tailored to your requirements.

Spread over 18 floors and with a range of meeting rooms and a first floor shared lounge area for when you want to be a bit more relaxed or meet other people from the community, there are plenty of benefits to choosing 111.



5 mins

Walk to tram stop



WI-FI

Fully connected building

What's on offer?

Whether you're looking for a small all-inclusive office with a short term lease or a large suite where you can really make your mark, we can create a space that works for you.

Coworking

Our coworking spaces, give you the ultimate in high-quality, flexible workspace. Simply choose from an unreserved hot desk or a fixed dedicated desk to power your productivity.

Ideal for:

Freelancers

Start-ups

Mobile workers

What's included:

Hot desk or dedicated desk options

Access to superfast WFI

Refreshments

Private phone booths

Discount on Bruntwood meeting room bookings

Dedicated desk options come with 24/7 building access and the ability to use all lounges in the Bruntwood network

Serviced offices

A serviced office provides maximum flexibility. With a simple pay per desk rate and sign-up for as little as six months, as your needs change so too can your office. Whether you need private space for two people with all the advantages of a professional support team, or a larger space to expand for a temporary period, serviced offices are the solution.

Ideal for:

Companies from 2+

Entrepreneurs, Start-ups and SMEs

Short term space for project teams

Satellite offices

What's included:

Private office

Simple per per desk pricing

24/7 building access

Discount on Bruntwood meeting room bookings

Services included in rent: cleaning, internet access, communal kitchen, lounge access

Natural light



Leased

Lay the foundations for success and make your space your own with a Bruntwood leased office. Our flexible leases in landmark office buildings help you to choose the strategy that's right for your organisation. Leased offices provide a blank canvas that you can design and manage to perfectly fit your needs.

Ideal for:

Companies of any size that want to design and manage their own unique office space.

What's included:

Run your office your way with the flexibility to add on an optional design and fit-out from Bruntwood

Private office

24/7 building access

Discount on Bruntwood meeting room bookings

Made & Managed

We take hassle out of managing your office and let you put the focus back onto running your business. We design, create and fully manage your offices, all for a single monthly fee. You simply select a bespoke package of services and a fit-out that is reflective of your brand and personalised to the way you work. We'll help you manage these costs so that you don't have a huge upfront investment to get your office up and running.

Ideal for:

Companies from 20+

SMEs, entrepreneurs

Ready to move in (turnkey) requirements

Short term space for project teams

Satellite offices

What's included:

Private office

24/7 building access

Discount on Bruntwood meeting room bookings

Build a bespoke package of services such as services such as: cleaning, internet/telephone services, facilities management etc.

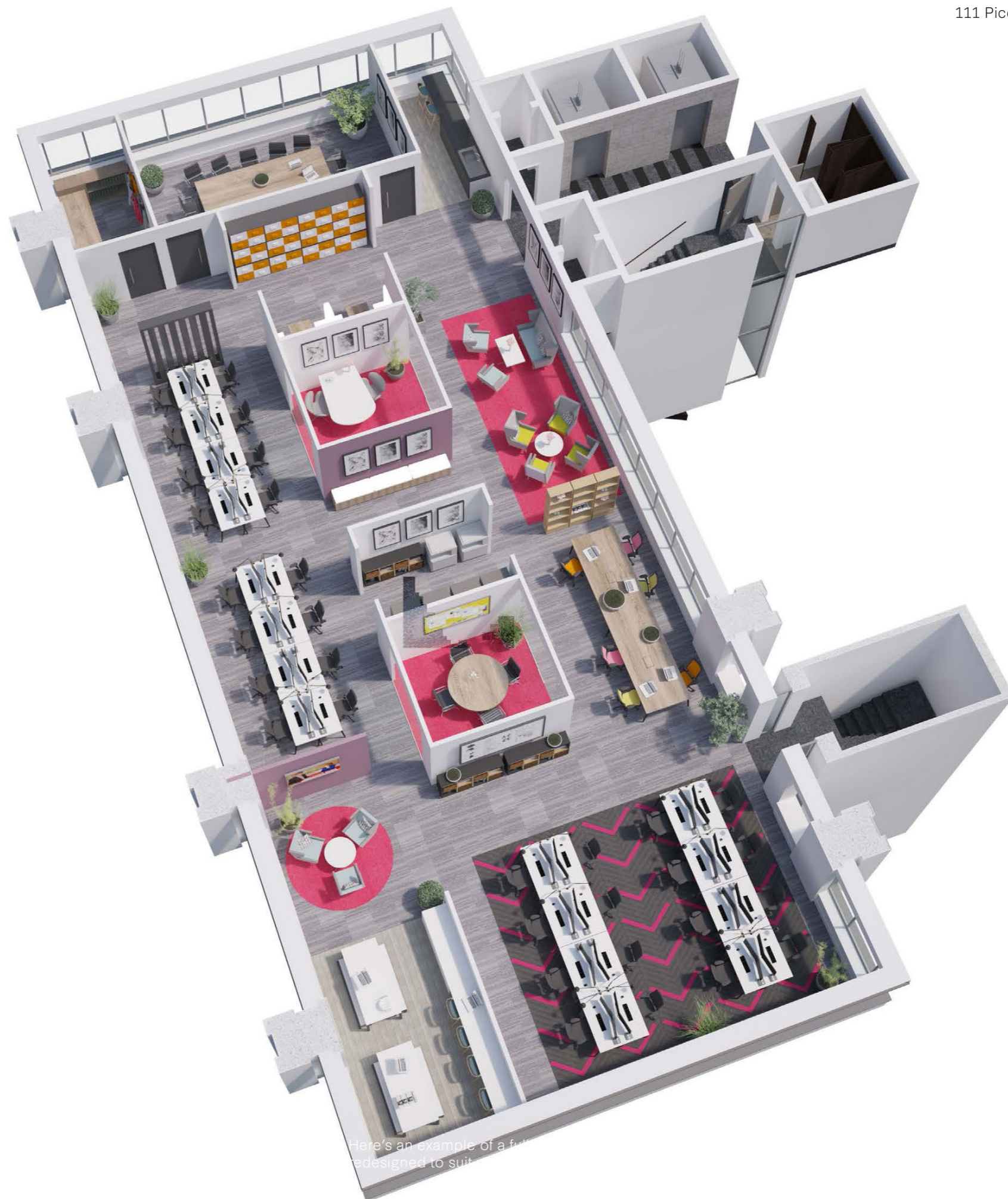
One single bill covering rent and services

A personalised fit out designed and project managed by a team of Bruntwood experts with no upfront capital cost

Space designed around you

Here's an example of a full floor workspace, this can be completely redesigned to suit you.

Number of hot desks	12
Number of fixed desks	32
Number of hot desks	12
Number of meeting rooms	3
Number of breakout spaces	3
Number of kitchen areas	1



 **3,840**
sq ft of space

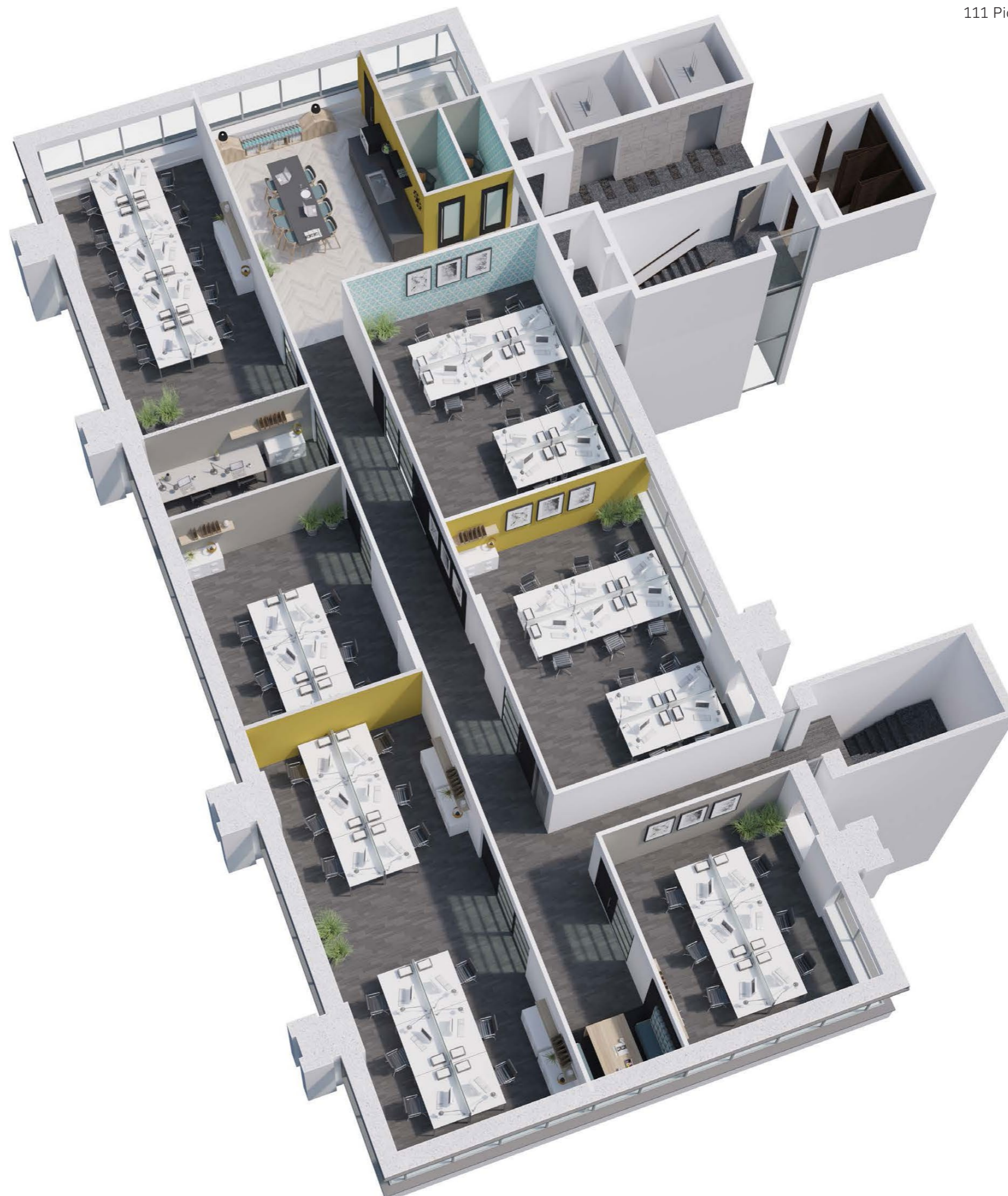
Here's an example of a full floor workspace, this can be completely redesigned to suit you.

Serviced offices

We have 5 floors of serviced offices that can seat from 2-49 people.

They're all-inclusive with everything you need to get up and running quickly, all you have to do is decide if you want to add an optional phone package. Here's the layout of our fifth floor to give you an idea of what to expect

Speed of superfast internet	100 mbps
Number of serviced offices	7
Number of phone rooms	2
Number of meeting areas	1
Number of kitchen areas and breakout areas	1



50,148

Total sq ft of office space



Flexibility to suit you

Our meeting rooms at 111 Piccadilly provide a welcoming and professional setting for a range of events.

The meeting and conference spaces are centrally located on the first floor next to the business lounge. Available from 30 minutes upwards they can accommodate up to 12 people.

Refreshments are included and our on-site team will be happy to help with recommendations for catering.

Number of people	Hour	Half day	Full day
4	£30	£85	£135
6	£50	£135	£200
8	£65	£150	£240
14	£70	£160	£260

- Bruntwood customers receive a 25% discount on meeting room hire.
- AV equipment is provided in all meeting rooms
- Additional flip charts are available on request.



Community

At Bruntwood, we know it's often the little things that matter so we have provided a few extras to really help you get the most from the space.

Our bike storage and shower facilities enable you to easily blend exercise with your work schedule by encouraging active commuting. But don't worry, there's also an onsite car park.

And we even have a lounge space with a coffee machine and soft seating, which you can use to greet clients, have informal meetings or simply to relax away from the office. You'll also be able to access the facilities at nearby Bruntwood buildings, including a fitness studio at Neo.



Showers



Bike racks



Coffee bar



Lounge



Fitness classes





Meet the neighbours

“As an existing customer we considered other options when the time came to upgrade our space, but after seeing half of Manchester’s available space decided on remaining with Bruntwood”



“In 111 Piccadilly we found a space which fit our requirements perfectly, and thanks to the help supplied by the Bruntwood design team we’ve come up with a look and feel which fits our business perfectly.

Moving offices is always a demanding affair but the support provided made things manageable, whilst running a business in tandem. The whole team is thrilled with the result, and the ongoing support from Bruntwood is invaluable.”

- **Sam Smith** Founder/Director, Nixor

The bruntwood Collective

We know that a lot of your time is spent at work, so you want to make sure you're working from a stimulating and collaborative space.

And you don't just need that from your day-to-day office base. It can be the spaces, the buildings and the places around you. We can connect you to people and businesses throughout your building, your city and beyond.

We're creating vibrant communities across our buildings for you to join and enjoy; helping you, your colleagues and your business to thrive.

Take part in a wellbeing workshop or yoga class, devour some tasty treats at a FIKA for a midday pick me up, or immerse yourself in the lively city around you with access to innovative arts performances. We've got an extensive events programme providing business support and connecting you to like-minded organisations within our wide network across Manchester, Cheshire, Leeds, Liverpool and Birmingham.

And it's simple to join. You can access all of this and more through The Bruntwood Collective digital community.

The Bruntwood Collective

The Bruntwood Collective is your exclusive online gateway that enables you to connect and collaborate with the community within your building and up to 50,000 customers across the entire Bruntwood group.

By signing up, you'll be able to meet a network of innovative and interesting people, seek opportunities to support you and your business, explore events taking place across all our regions and get access to experiences and competitions across the north and the midlands.

Meet - People

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

Seek - Opportunities

You won't have to look far to find businesses and people who will be interested in your work and keen to collaborate. The help and support you need to grow and succeed could be just around the corner.

Explore - Events

There's a world of opportunity right outside your workspace and it's ready to be explored. Join a creative workshop, learn a new skill, or build your network to help grow your business. Go and see what's happening in your city and beyond.

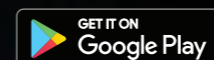
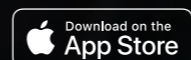
Thrive - Together

Download the app on iOS and Android stores by searching 'Bruntwood', or visiting collective.bruntwood.co.uk

Join now at: collective.bruntwood.co.uk



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Working in the heart of the city

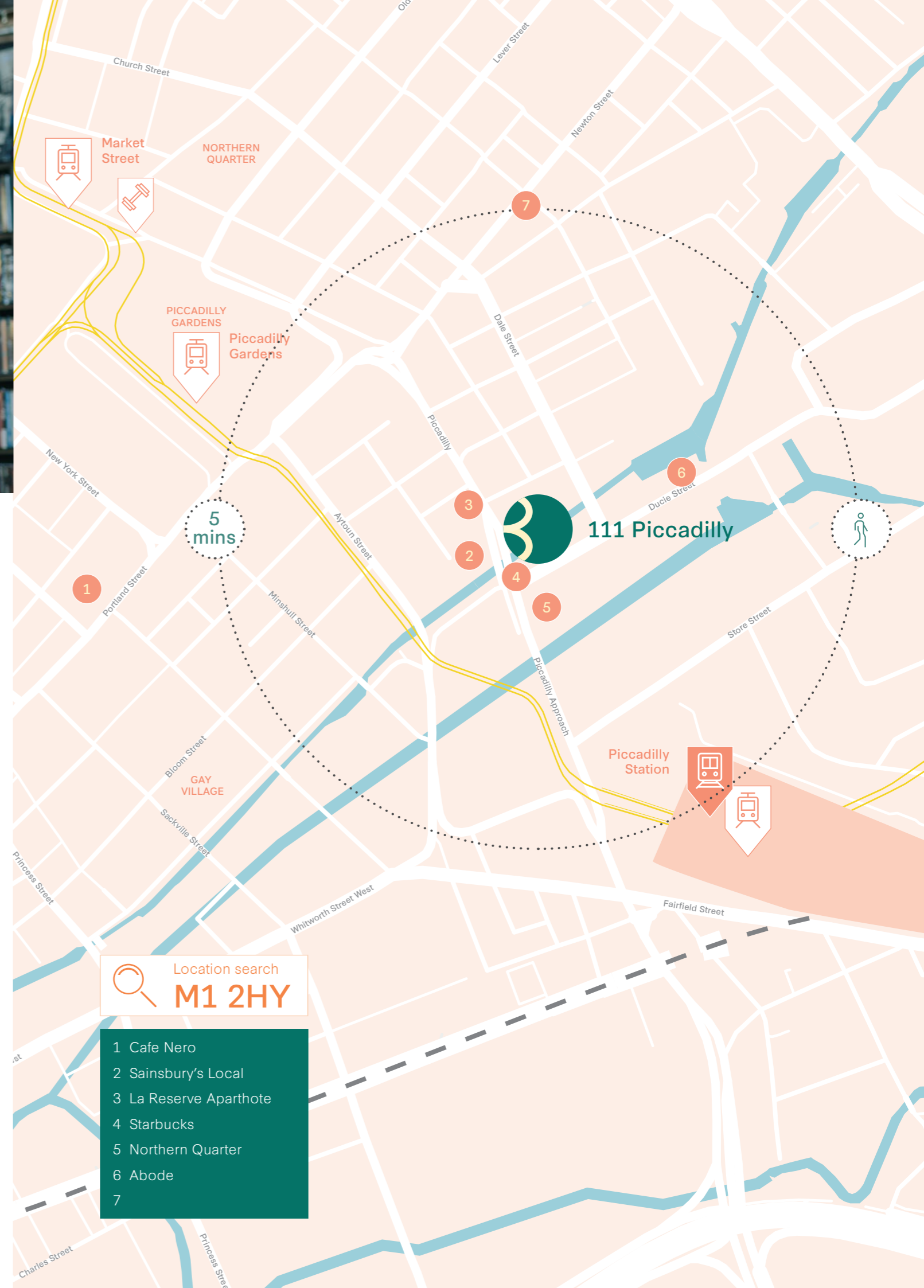
Working from 111 Piccadilly will allow you to take advantage of everything the city centre has to offer.

Of course, central Manchester enjoys an abundance of retail and leisure amenities, all of which are within walking distance from 111 Piccadilly. The city's much loved Northern Quarter is immediately behind, where you'll find a host of excellent bars, cafes and restaurants.

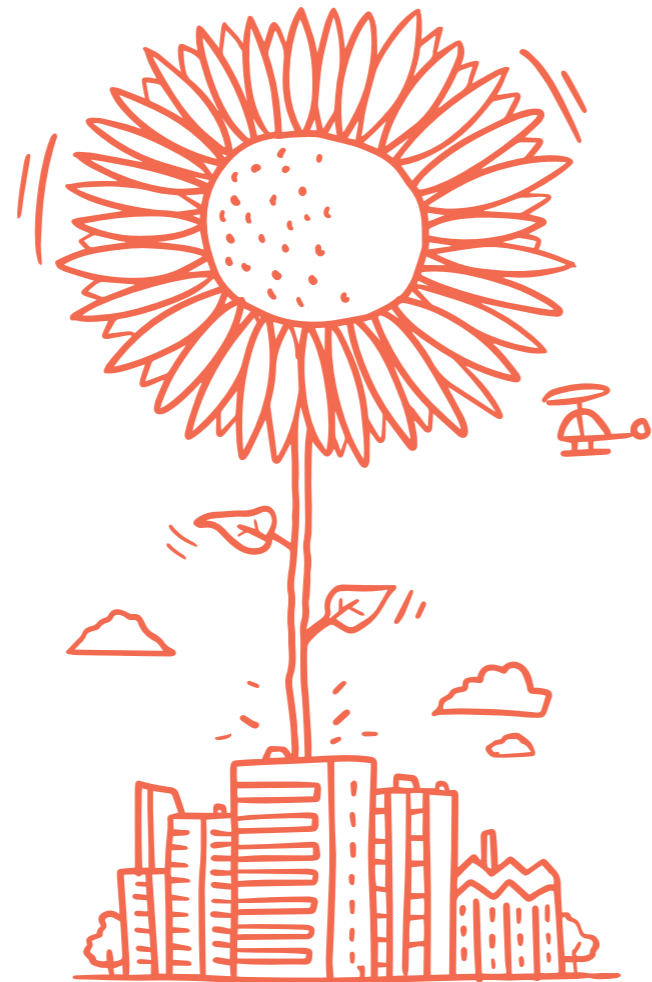
With Piccadilly train station on your doorstep and the M60 only a short drive away, you couldn't be better connected.

The proposed HS2 development also promises to bring new and improved transport links to Piccadilly, so there couldn't be a better time to set up home here.

-  **44 mins**
To Liverpool
-  **54 mins**
To Leeds
-  **1h 25 mins**
To Birmingham
-  **2 hours**
To London



Creating Thriving Cities



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



£1.01bn

Value of Bruntwood portfolio



£1.5bn

Gross value of development pipeline



8.6m

Total ownership in sq ft



3,017

Total number of customers



4.1m

Total sq ft in Manchester city centre

“Everything we do relates back to our core purpose: Creating Thriving Cities.”

– Chris Oglesby



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For more information please
call us or visit the website

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