



Lowry House

17 Marble Street, Manchester, M2 6LW

bruntwood



Make an impression

Choosing the right home for your business is one of the most important decisions you can make. And if you choose Lowry House you're in for a treat. Planned improvements coming soon include a new restaurant, auditorium and coworking area at ground level, as well as a wellness area, sleep pods... and much more.

In an ideal location between King Street and Market Street, Lowry House is close to Manchester's main financial district and the city's main retail core. Well-positioned for a range of tasty food to suit all budgets and public transport connections at Piccadilly Gardens, the building is a great choice for businesses looking to create an impression.

Lowry House has a range of workspace spread over 15 floors with everything from a single coworking desk, to all-inclusive serviced offices for 2 or more people, or larger full floors which can be perfectly tailored to your requirements.

The range of meeting rooms available for hire and the shared ground floor lounge area give Lowry House customers a variety of space to play with.

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 hot desk or dedicated desk options in vibrant environments to power your productivity.

Ideal for

Freelancers

Start-ups

Mobile workers

What's included

Hot desking or dedicated desk options

Access to superfast WIFI

Refreshments

Private call 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 office

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 2+

Entrepreneurs, Start-ups and SMEs

Short term space needs from project teams to swing space

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/telephone services, communal kitchen, lounge access.

Natural light





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 select a bespoke package of services and a fit-out that is reflective of your brand and personalised to the way you work. We 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 needs from project teams to swing space

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: 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.

Leased office

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. A leased office is perfect choice for the organisation that likes to take full control from the design and fit-out to your additional operational services.

Ideal for

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

SMEs, entrepreneurs

Ready to move in (turnkey) requirements

Short term space needs from project teams to swing space

Satellite offices

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

Large suites

This example layout shows 98 desks on the second or third floor of 7,503 st ft.

This is just one way of dividing up the space, our in-house space planners can help you by visualising alternative layout options to suit your own specific requirements.

Number of desks	98
Number of informal meeting spaces	8
Number of hot desks	8
Number of meeting rooms	3
Number of private office	1
Number of kitchen and breakout spaces	1



7,593

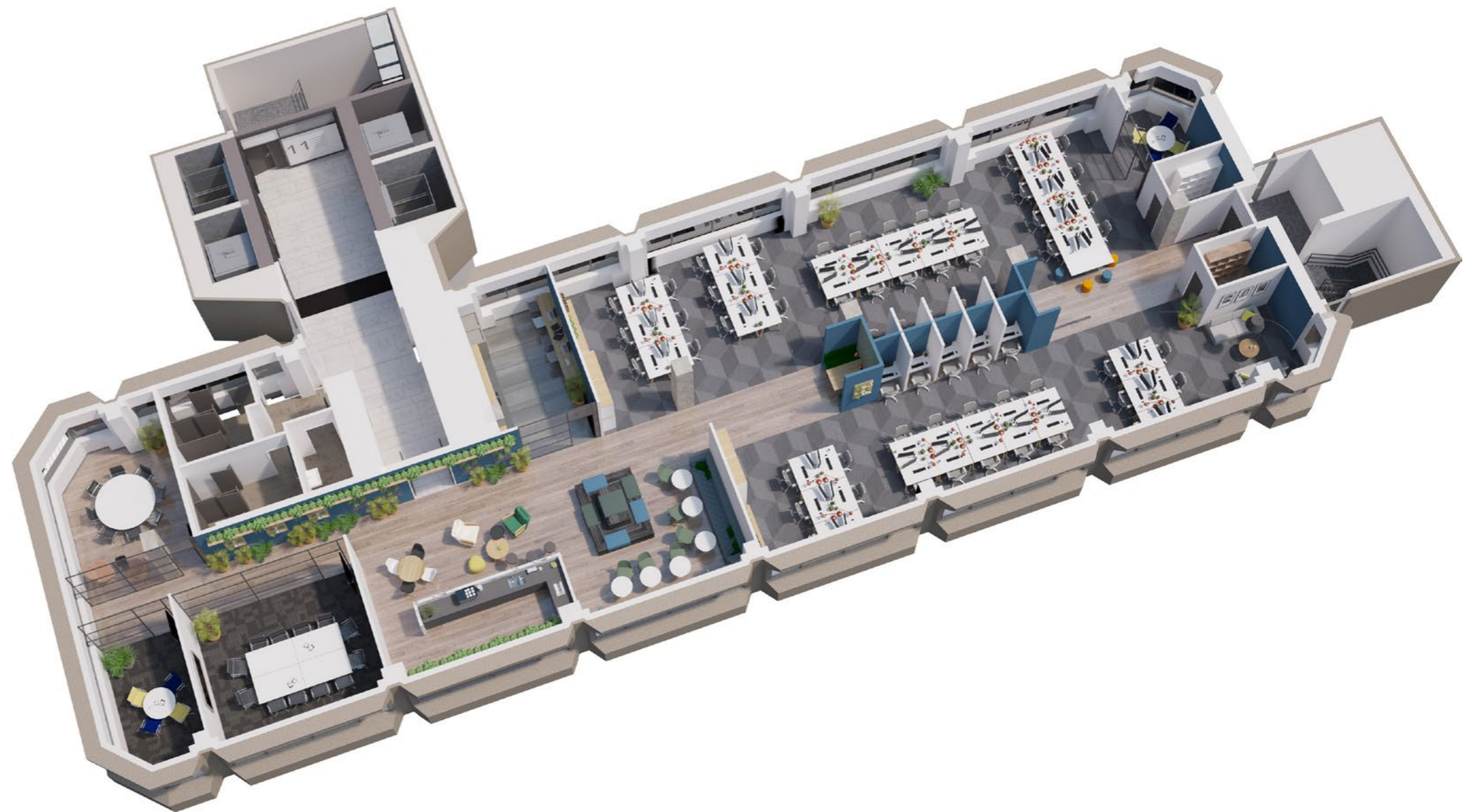
Total sq ft of office space

Large suites

This example layout shows 50 desks on a typical upper floor of 4,768 sq ft.

This is just one way of dividing up the space, our in-house space planners can help you by visualising alternative layout options to suit your own specific requirements.

Number of desks	50
Number of workstations	10
Number of informal meeting spaces	5
Number of meeting rooms	4
Number of kitchen and breakout areas	1



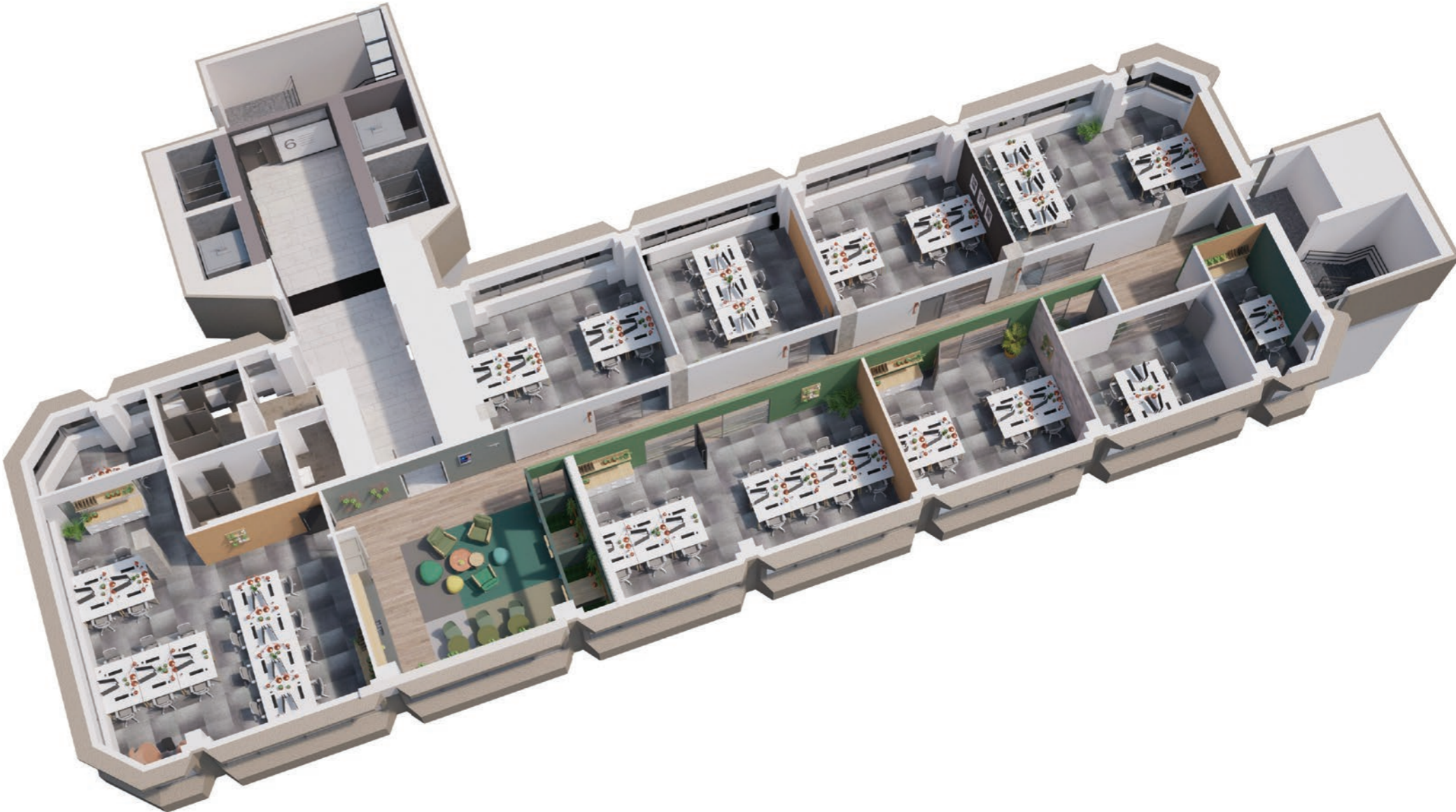
Serviced offices

Our brand new serviced offices on the 6th floor provide everything you need, with desks from 2-20.

A shared kitchen, seating area and phone booths add extra space to your private workspace.

This example layout shows how our small office suites can be arranged to accommodate varying space needs.

Number of desks	80
Number of offices	10
Number of meeting booths	2
Number of phone rooms	2
Number of kitchen and breakout areas	1



4,768

Total sq ft of office space



Blank canvas

With our Made & Managed product we take the 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 select a bespoke package of services and a fit-out that is reflective of your brand and personalised to the way you work.

We help you manage these costs so that you don't have a huge upfront investment to get your office up and running.

Here's some we made earlier...



Space planning



Made & Managed





Meeting rooms

Our meeting rooms at Lowry House provide a welcoming and professional setting for a range of events.

The meeting and conference spaces are centrally located to Manchester City Centre, available from just one hour upwards and can accommodate up to 22 delegates.

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

Number of people	Hour
3	£15
2 x 6	£30 & £40
9	£50
12	£60
22	£80

- Half day rates and full day rates also available.
- Bruntwood customers receive a 25% discount on meeting room hire.
- Screens and AV equipment are available in meeting rooms 1 and 6.



Community

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

Our bike storage and shower facilities enable you to blend exercise with your work schedule by encouraging active commuting. We've just launched a new fitness studio at near by Union offering class-based workouts to all Bruntwood customers.

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.



Showers



Coffee Bar



Lounge



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.

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.

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.

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.

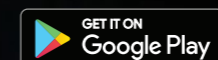
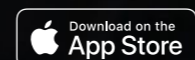
Thrive - Together

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

Join now at: collective.bruntwood.co.uk



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





Working in the heart of the city

Just minutes away from the city's retail heart, Lowry House is ideally located to offer a wide range of amenities.



1 min

Walk to Market Street



1 min

Walk to the Arndale



5 min

Walk to King Street

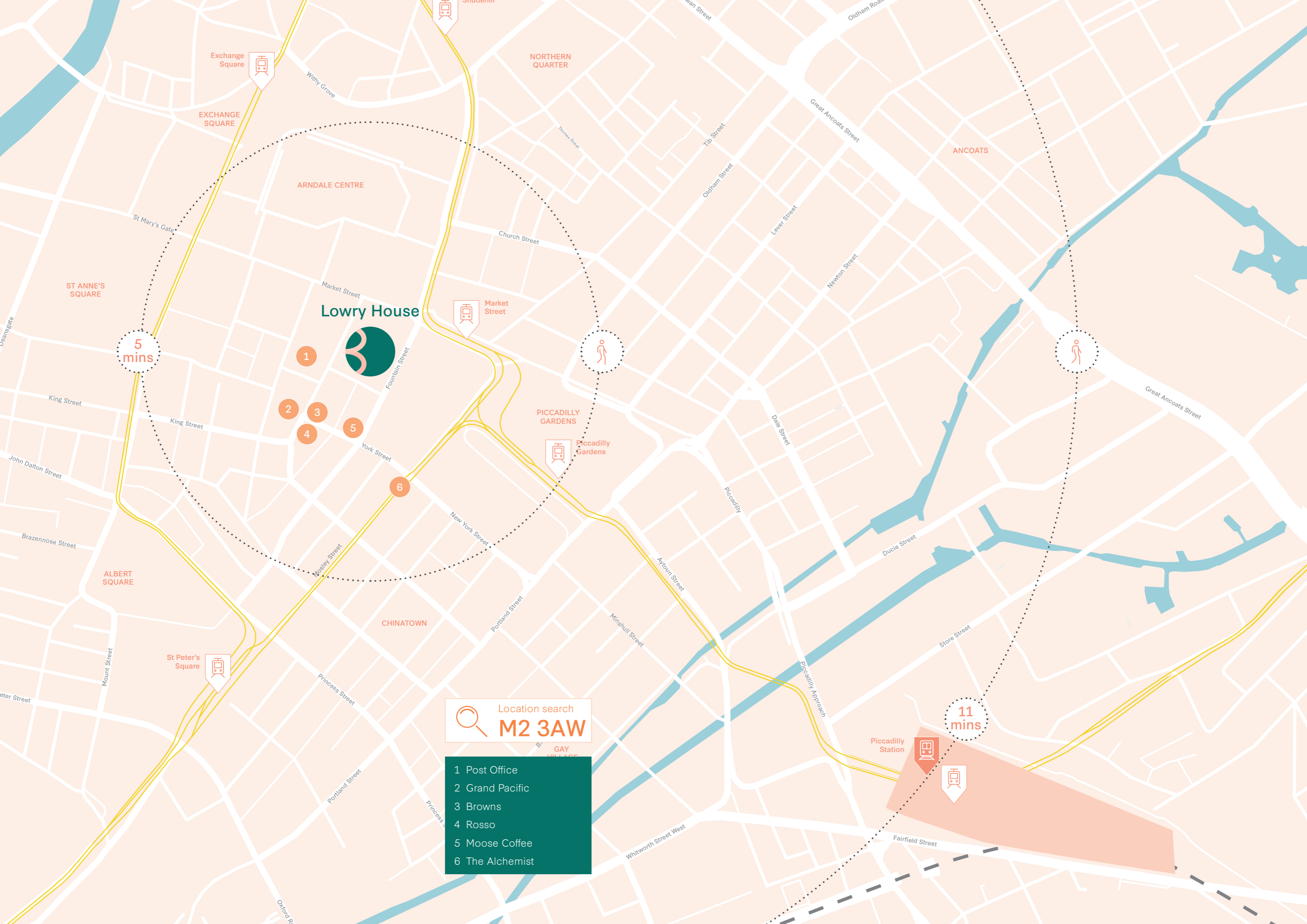
Lowry House has an on-site Philpotts coffee shop and across the road you can find the main city centre Post Office.

If you're after lunchtime retail therapy, the building sits adjacent to Market Street placing you at the heart of Manchester's retail district and near to Spring Gardens and King Street. You can also browse the designer shops or get a bite to eat at well-known Manchester restaurants Browns, Room, Rosso and Jamie's Italian.

Market Street tram stop is a 1 minute walk away. The Piccadilly Gardens tram and bus interchange is also on your doorstep and Manchester's Piccadilly train station is just a short walk away.

The building also has on-site parking available but if you want to get on your bike, the building's secure cycle store makes cycling to work a practical option.





Lowry House



- 1
- 2
- 3
- 4
- 5
- 6

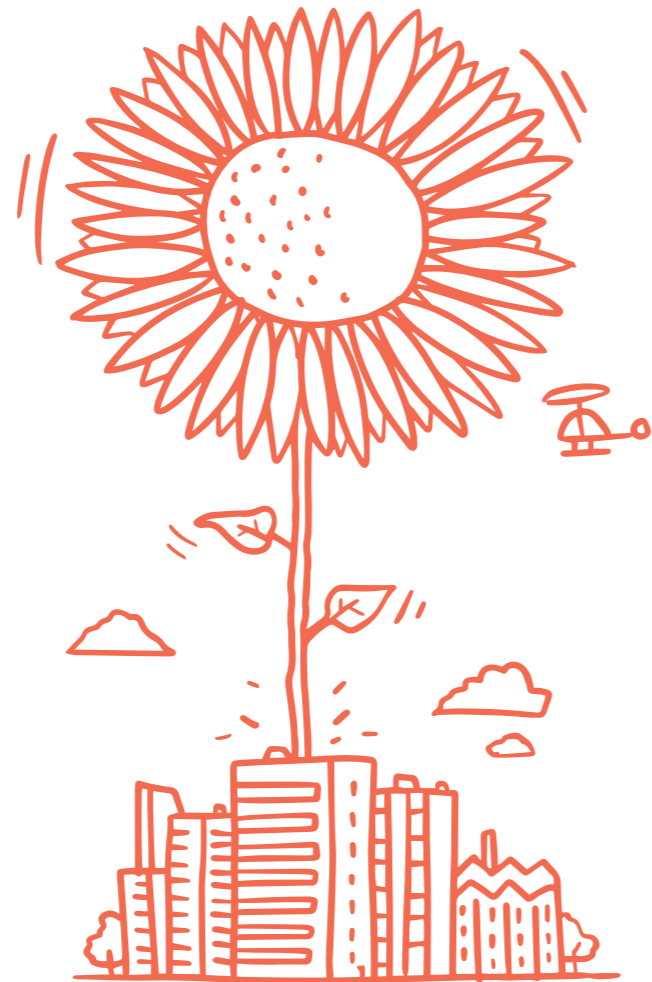
Location search
M2 3AW

- 1 Post Office
- 2 Grand Pacific
- 3 Browns
- 4 Rosso
- 5 Moose Coffee
- 6 The Alchemist

5 mins

11 mins

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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bruntwood.co.uk



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