



Mclaren

46 The Priory Queensway, Birmingham B4 7LR



Mclaren

Elevate the everyday



Rise to meet new opportunities

Standing tall above Birmingham's cityscape, McLaren offers more than just 21 storeys of panoramic views.

Reimagined for the future, it's a vibrant hub for ambitious businesses ready to grow, connect and thrive.

Here, elevation is not just about height but about scaling new ideas, expanding your potential and creating something lasting.

McLaren connects you to Birmingham, its skyline, culture and energy. It offers flexible workspaces, welcoming community areas and quality amenities that support wellbeing, spark creativity and build connections. All of this is set within an environment designed to help you achieve more.



24/7 access



Use of communal business lounge



Refreshments



On site gym

Elevate the everyday

Just steps from Birmingham's key train stations, McLaren offers elevated amenities with seamless city centre connectivity.

It is a five-minute walk from both Moor Street and New Street stations, placing it at the heart of the city's vibrancy.

With over £7.5m already invested in its external facade and internal spaces, McLaren has now undergone a further £2.4m transformation.



Meeting rooms



Reception

This investment has introduced state-of-the-art amenities, including a gym, secure bike storage, a customer lounge, a contemplation room and fully serviced offices, establishing McLaren as a modern business hub.

It has also positioned the building as a go-to destination for flexible, affordable office space, catering to businesses of all sizes and sectors.



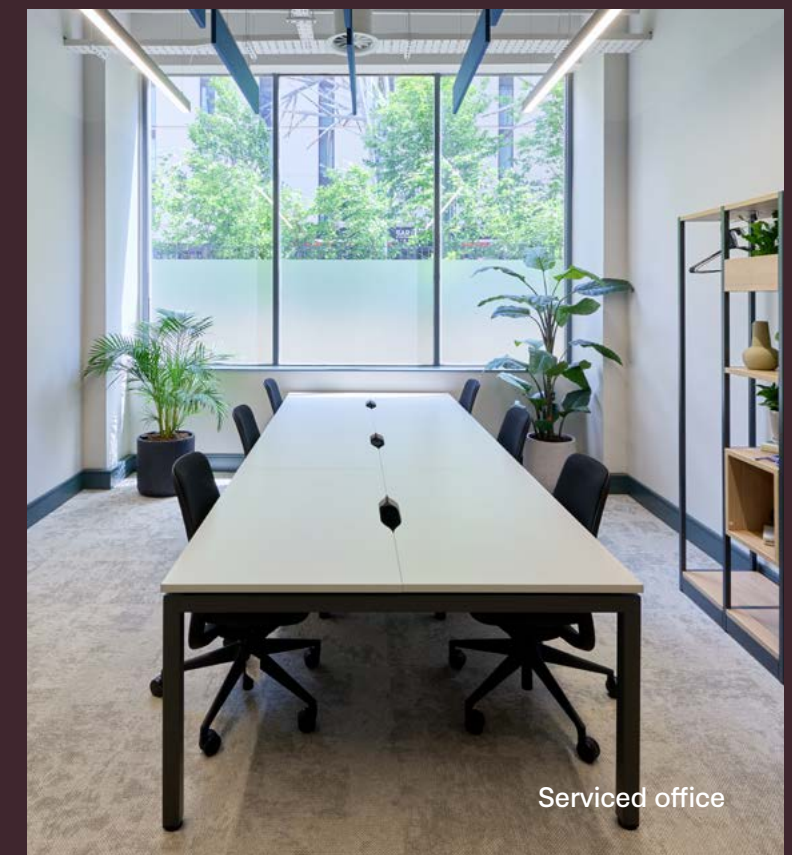
Less than 5 min walk to New Street Station and the City Centre



On-site car parking



Bike storage



Serviced office



Customer lounge with complimentary coffee, tea and refreshments

Click or
Scan



360
TOUR



Interiors elevated

McLaren encourages collaboration and community and it works by creating an environment built for people to thrive within.

As well as flexible office spaces, McLaren offers a wealth of unique features and facilities to benefit your business.



Use of communal business lounge



Meeting rooms



Serviced Space

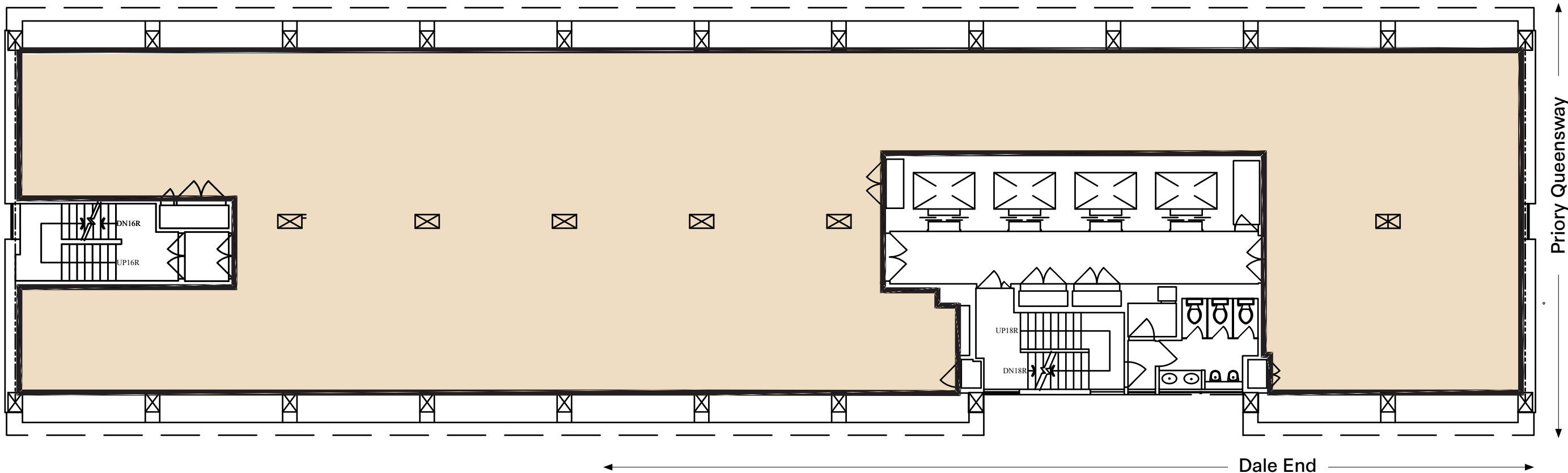


Workspace.
Elevated.

Your Space. Elevated.

Whatever your business needs, McLaren has a space to suit. Our flexible office options cater to businesses at every stage of growth.

Indicative floorplate of 5,750 sq ft that can be split as required.



All available space will be delivered open plan and in line with Cat A specification, including:

- Raised Access Floor
- Secondary Glazing
- Carpet
- Exposed Painted Soffit
- HVAC Modifications only

Flexible spaces to fuel your growth:

Co-working Spaces:
From just **£95** per month

Serviced Offices:
From **£375** per desk

Leased offices:
Tailored to your team's needs
at **£22 - £27 sq ft** from
600 sq ft to 5,750 sq ft

Serviced space

Fully furnished and ready to move into, our private offices at McLaren come with everything you need: from high-speed internet to shared kitchens, toilets and meeting rooms.

Whether you're a start-up looking for a short-term option or an established business wanting us to design and manage your office, we'll help you find your ideal space at McLaren.



£375 per desk



4 - 6 person serviced offices



What's included:

- A private office
- 24/7 building access
- Use of communal business lounge
- Access to showers and changing rooms
- Tea & Coffee
- One bill for rent and services
- 25% off** meeting room bookings for any Bruntwood SciTech venue
- Access to the Bruntwood customer app



Free superfast Wi-Fi



Communal kitchens with premium refreshments



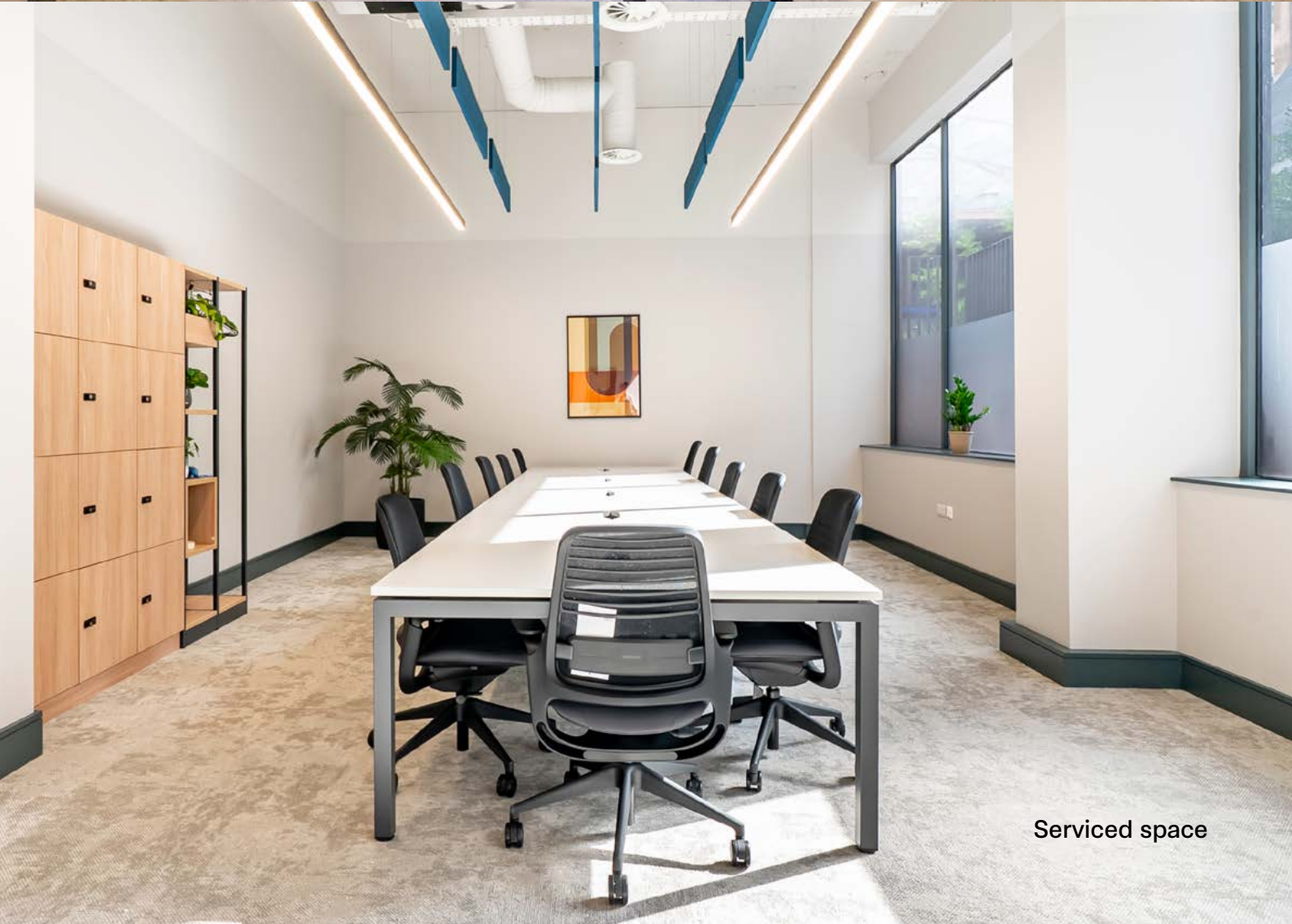
HD wireless presentation screens



Dedicated reception team to greet your guests



Serviced space



Serviced space



Office suites designed for you, with flexible spaces to inspire collaboration and innovation

Workspace options

Design a workspace perfectly tailored to your needs, with the freedom to customise a package that suits you.

Leased

Our leased offices are for companies that want to personally build a work environment and home for their brand and ethos. We provide the space and a place in our professional community, with the opportunities to connect with like-minded businesses and scale within the portfolio.

Your office can be a blank canvas, ready for you to shape, or you can work with our in-house design team to plan a space that fits your vision.

Key features:

- Space personalised to your requirements
- Optional design and fitout service
- You're in control of your day-to-day operations

Furnished

Designed for businesses that want a seamless move-in experience, our fitted and furnished offices provide everything you need from day one. Each space includes high-quality furniture, kitchen and meeting room facilities, and essential services like power and data—so you can focus on work, not setup.

Key features:

- Interior designed by us
- Fit-out and furniture included
- Ready to move in straight away

Managed

Our managed solution takes our Furnished offering one step further. Designed for businesses of any size, it includes the fit-out, furnishings and bespoke interior design, alongside rent, utilities, and connectivity—all in one customisable bill.

Key features:

- Fit-out and furniture included
- All operational services included
- One single customisable bill

Compare our workspace options

	Leased	Furnished	Managed
Flexible terms	✓	✓	✓
Fitout delivered by us	Optional	✓	✓
Furniture package		✓	✓
One single bill			✓
Electricity			✓
Internet	Referral	Referral	✓
Cleaning	Referral	Referral	✓
Facilities management			✓
Dilapidations			✓
Secure parking (building dependent)	Optional	Optional	Optional

What's included:

- **25% off** meeting rooms
- 24/7 building access
- Cycle storage and lockers
- Access to on-site facilities
- On-site gym and changing facilities *(building dependent)*
- Wellness programme
- Events programme
- Business support



Wellbeing.
Elevated.

concept 2

MATRIX

RowERG



Let's get physical

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

With a dedicated free-to-use gym, showers, towels, hair dryers and hair straighteners on-site, as well as access to bike storage, you'll have everything you need for active commuting and exercising.

Click or
Scan



Onsite gym and studio



Towel service



Secure bike storage



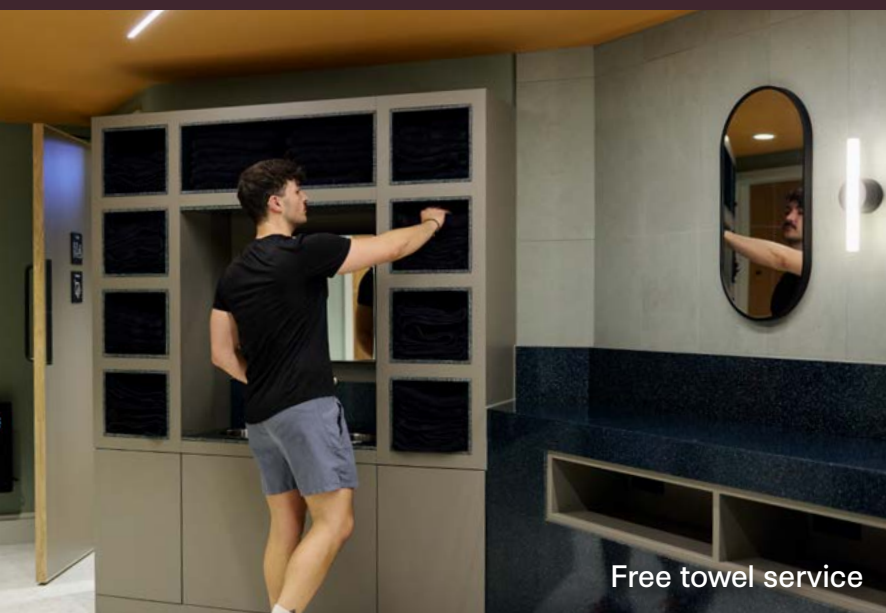
Showers



Vanity area with hair dryers
and straighteners



Contemplation room



Free towel service



Bike store



Vanity area



Lockers



Showers

Elevate
your daily
commute

Experience an elevated start and finish to your day at McLaren. On-site parking, secure cycle storage with a repair kit, a vanity area, and a complimentary towel service make every commute effortless.

A choice of locations across the city

Each Bruntwood SciTech building is located in a unique part of the city centre, offering facilities tailored to your business's needs.

Whether you value excellent transport links, a prestigious business district postcode, or access to a state-of-the-art gym, you can work from any of our locations.

Plus, you can easily book meeting rooms and enjoy amenities across the entire Bruntwood SciTech network, giving you the flexibility to choose the space that suits you best.

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McLaren
- 2

Cornerblock
- 3

Centre City
- 4

Cornwall Buildings
- 5

Innovation Birmingham
- 6

No.1 BHIC



5 MINUTES

Walk to New Street & Moor Street Train Station



2 MINUTES

Walk to Restaurants & Bars



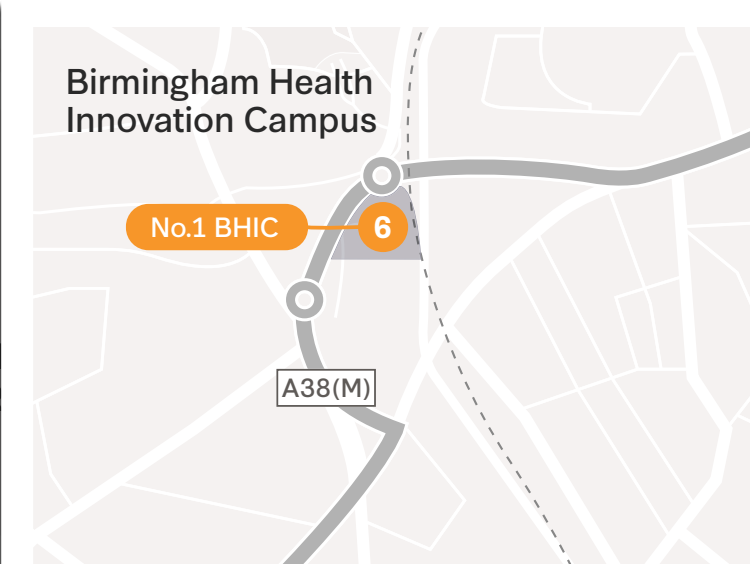
3 MINUTES

Walk to Bullring Shopping Centre



3 MINUTES

Walk to major academic institutions



Additional facilities in Birmingham

Cornerblock

2 Cornwall Street, Birmingham B3 2DX

Meeting room capacity*

1x12 person

Event space: Rooftop Garden

✓ Gym

Centre City

7 Hill St, Birmingham, B5 4UA

Meeting room capacity*

1x6 / 1x10 / 1x16 person

Event space: Atrium – post 5pm

✓ Gym

✓ Co-working

✓ On-site Cafe

No1 BHIC

Selly Oak, Birmingham, B29 6SJ

Event space: 70 people

✓ On-site Cafe

✓ Co-working

Cornwall Buildings

45 Newhall St, Birmingham B3 3QR

Meeting room capacity*

1x4 / 1x5 / 1x10 person

Event space: Reception – post 5pm

✓ Co-working

Mclaren

46 The Priory Queensway, Birmingham B4 7L

Meeting room capacity*

1x4 / 1x6 person

Event space: 70 people

✓ Gym

✓ Co-working

Innovation Birmingham

Holt St, Birmingham B7 4BB

Meeting room capacity*

1x4 / 1x6 / 3x14 person

Event space: 30 people

✓ On-site Cafe

Free superfast Wi-Fi

Communal kitchens with premium refreshments

HD wireless presentation screens

*Facilities : HD wireless presentation screens, superfast Wi-Fi, dedicated reception team, communal kitchens with premium refreshments



Community. Elevated.

With an active events programme, specially curated to encourage moments of collaboration and stimulate new thinking, Bruntwood SciTech provides the perfect setting for business growth and elevate your team's experience.

But don't just take our word for it, here's what our customers have to say:

“

I am convinced we have the best office Landlords in the game! Bruntwood SciTech really go above and beyond for us when it comes to the FREE events they put on for their tenants. Tonight we were treated to cocktail making, a salsa lesson and a delicious spread. Not to mention, the book clubs, summer festivals, breakfast club, Michelin star meals, Chinese New Year celebrations, Eid al-Fitr, massages, arts and crafts classes, the list goes on and on! Thank you for such a great night & so good to meet so many new friends from different offices!

Customer from Innovation Birmingham



“

As a lone worker I really value the opportunity to get out of the office and spend time with people outside my field. Bruntwood SciTech team members make it so easy and welcoming to all.

Customer from Cornwall Buildings



The future of Eastside

Mclaren is just minutes from the upcoming HS2 Curzon Street station, part of the transformative Curzon Masterplan for Birmingham's Eastside Quarter.

Attracted significant private investment and major infrastructure projects, driving growth and job creation.

Expanding the central business district, including redeveloping key sites like Martineau Galleries.



CGI HS2

The Digbeth Creative Quarter will expand, integrating into the wider city and Knowledge Hub.

New neighbourhoods will enhance city living and complement commercial, leisure, and cultural activities, including homes for the future workforce



Powering economies through innovation in our cities

Bruntwood SciTech is a joint venture between Bruntwood, Legal & General and Greater Manchester Pension Fund.

We're the largest dedicated property platform serving the UK's innovation economy - the perfect place for forward-thinking businesses to scale and grow.

4.8M

Sq ft of world-class specialist workspace

£500M

Recent investment from Bruntwood, Legal & General and Greater Manchester Pension Fund (GMPF)

Home to **1,100** high growth start-ups, scale ups, and global businesses

31 city centre innovation hubs and **9** campuses

4.8m sq ft of world-class specialist workspace

Dedicated to supporting the growth of the UK's innovation-led businesses

Recent investment of **£500 million** from Bruntwood, Legal & General, and new partner, Greater Manchester Pension Fund (GMPF)

Our mission is to grow a **£5 billion** UK-wide portfolio that can support **2,600** high-growth businesses by **2032**



A culture of sustainability

Recognising the urgency of the climate crisis, and driven to create change from within the commercial property sector, we're committed to developing a sustainable and fair future for our communities by reinventing with the planet in mind in four key areas:



Investing in renewable energy - all common areas, serviced offices and our own offices are using grid-supplied electricity generated from renewable sources



Upgrading existing buildings - for instance, by changing gas-fuelled boilers to air source heat pumps, which release less carbon emissions.



Creating new, net zero buildings - our new buildings are net zero in construction and operation (in common areas), and don't use fossil fuels to provide heating and hot water.



Recommending sustainable interior design options - from carpets to lighting, our team can suggest environmentally friendly design choices that match your budget.

View our
Sustainability
Brochure



Scan to find
out more

It's impossible to summarise all of our sustainability actions, goals and success stories into a few short paragraphs, so we invite you to dive deeper into our work by taking a look at our additional resources:

For more information, or if you have any questions, our dedicated team is ready to assist at sustainability@bruntwood.co.uk

To power more of our spaces with renewable energy, we've purchased an industry-first 42.4% stake in Kirk Hill wind farm, based in Ayrshire, Scotland.

Electricity created by the wind farm will be allocated to our offices, serviced spaces, and common areas*, a significant milestone on our path to net zero.

*Where we get our electricity from the National Grid.



Download the Bruntwood App

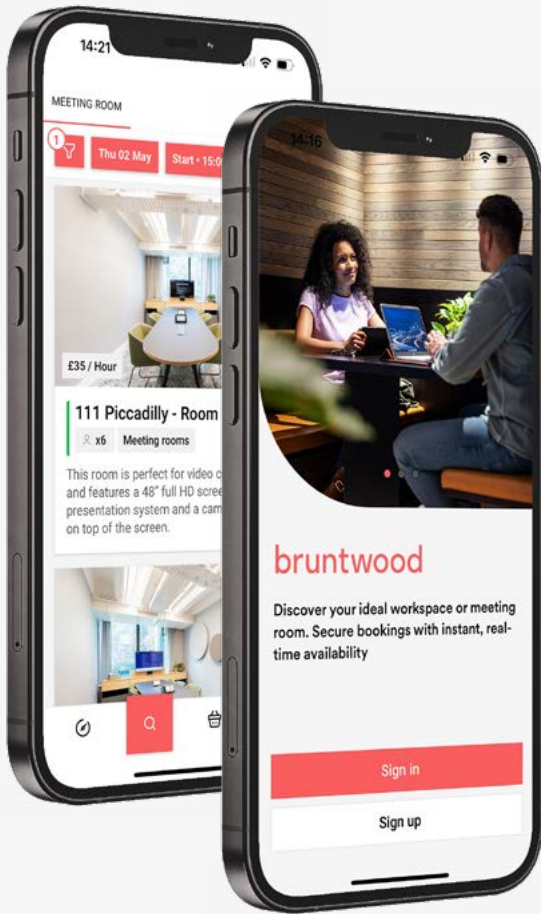
by being a Bruntwood customer you benefit from exclusive discounts at local retailers, meeting rooms and can RSVP to exciting events.

We work with local businesses to bring you exclusive offers and discounts for a variety of locations across Birmingham.

From food & drink to wellbeing offerings, you can check our customer app for a full list of discounts and offers.

Book meeting rooms, RSVP to events, and receive exclusive discounts.

Available on:



Some of our partners offering exclusive perks in Birmingham:



Enquire now

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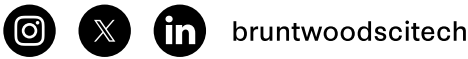


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6. All floor plans are not to scale and are for identification purpose only.

