

The Exchange ●

bruntwood



Characterful and contemporary


Previously home to Manchester’s telephone exchange, this historic building provides contemporary space with all the benefits and convenience of high-specification modern office accommodation.

Located on New York Street, in a prime business area close to Piccadilly Gardens, The Exchange has been completely refurbished and transformed both internally and externally to create over 40,000 sq ft of brand new offices over five floors. Large floor plates with high ceilings offer suites that feel spacious with plenty of light creating an attractive environment for staff to work.

New York Street itself has recently been redeveloped with £1.5m invested in improving the public realm. You’ll be spoilt for choice for the amenities on your doorstep. Sandwich shops, restaurants, bars, health clubs, and convenience stores abound nearby.


If your business entertaining takes a cultural turn, the Royal Exchange Theatre, Palace Theatre and Cornerhouse arts and film centre are all a short walk away. Or take your pick of Manchester’s main retail areas – including the Northern Quarter, King Street, Market Street and Deansgate.

There are plenty of convenient travel links with Metrolink tram stops at Mosley Street and Piccadilly Gardens. The Piccadilly bus terminal is on your doorstep and Manchester Piccadilly train station is within five minutes walking distance.




40,000

TOTAL SQ FT OF OFFICE SPACE



1 min

WALK TO THE NEAREST METROLINK TRAM STOP



5,564-6,600 sq ft

RANGE OF DIFFERENT SIZES OF OFFICE SUITE IN SQ FT

Flexibility as standard



Large floor plates at The Exchange give the space and flexibility to create the right working environment for your business.

Potential suites range in size from 5,000sq t to 6,600 sq ft, and are all open-plan with raised-access flooring and air conditioning. A stylish reception area coupled with it's prominent location on New York Street means The Exchange creates the right impression for your staff and visitors alike.


The Exchange comes with the added benefit of an on-site dedicated customer service team to manage the reception area and ensure the smooth operation of the building, leaving you free to run your business.

Making your life easier

One of the benefits of choosing a Bruntwood building for your new office location is that we see ourselves as your property partner, not your landlord.

We believe in working with you to ensure that the whole process of choosing, leasing, setting-up and moving into your new office accommodation is as stress-free and seamless as possible. With the concentration and variety of our office portfolio across the Manchester region signing up for a lease with us also gives your business a greater degree of flexibility. Should your needs change over time and you need a little more or a little less space, we're more than happy to move you to other premises in our portfolio, all within the terms of your existing lease.



| Suite specifications include: |
|--|
| • Flexible open-plan suites |
| • Air conditioning |
| • Suspended ceilings |
| • Raised-access flooring |
| • LG3 compliant lighting |
|  EPC rating 96 (band D) |

| Building amenities include: |
|---------------------------------|
| • On-site customer service team |
| • On-site car parking available |
| • 24-hour building access |
| • Lift access |
| • DDA-compliant access |
| • Bicycle storage |
| • Shower facilities |

2nd Floor suite

This layout shows how the suite on the 2nd floor of The Exchange can be arranged to accommodate 60 work stations.

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.

 6,600
TOTAL SQ FT OF OFFICE SPACE

 1
NUMBER OF SOFT SEATING/BREAKOUT AREAS

 60
NUMBER OF WORK STATIONS

 3
NUMBER OF DEDICATED MEETING ROOMS

 1
DEDICATED RECEPTION

 1
NUMBER OF PRIVATE OFFICES

 1
NUMBER OF KITCHENS



5th Floor suite

This example layout shows how a typical office of 5,564 sq ft, encompassing 56 work stations can be designed to create an effective working environment.



 **5,564**
TOTAL SQ FT OF OFFICE SPACE

 **2**
NUMBER OF SOFT SEATING/BREAKOUT AREAS

 **56**
NUMBER OF WORK STATIONS

 **3**
NUMBER OF DEDICATED MEETING ROOMS

 **1**
DEDICATED RECEPTION

 **2**
NUMBER OF PRIVATE OFFICES




An ideal location




Located just minutes away from the city’s retail heart, The Exchange is ideally located to offer a wide range of amenities for your business.

Transport-wise, Manchester’s Piccadilly and Oxford Road train stations are both just a short walk away and the city’s main tram and bus transport interchanges are literally on the doorstep. There are on-site car-park spaces available but if you want to get on your bike, the building’s secure cycle store and shower facilities also make cycling to work a practical option.

New York Street itself has a range of amenities to offer, from the boutique sandwich shop Philpotts and the upmarket restaurant The Grill on New York Street, to a 24-hour access gym and an art gallery. Elsewhere in the Piccadilly Plaza block opposite the building is a Post Office, the Manchester Visitor Centre, Marks and Spencer and Tesco, plus the Mercure Manchester Piccadilly Hotel. And for a dose of lunchtime culture, Manchester’s impressive art gallery is just a few streets away.



| Transport connections | |
|---|--|
|  | Five minutes walk to Manchester Piccadilly & Oxford Road train station |
|  | Two tram stops on your doorstep |
|  | Manchester Piccadilly bus terminal on your doorstep |

| Local amenities | |
|---|---|
|  | On-site car parking |
|  | Bicycle storage |
|  | Restaurants, cafés, gyms, hotels, galleries and supermarkets, all within the immediate vicinity |



| Local amenities in your vicinity | | | |
|----------------------------------|---------------------------------|------------------------------|--------------------------------|
| 1 Manchester Art Gallery | 8 Tesco Express | 14 NatWest cashpoint | 20 Barburrito |
| 2 Sainsburys Local | 9 Starbucks | 15 Post Office | 21 Pizza Express |
| 3 The Bank Bar | 10 The Gym | 16 Mercure Hotel | 22 Pret A Manger |
| 4 Barclays Bank | 11 Philpotts | 17 Manchester Visitor Centre | 23 Kro Bar & Restaurant |
| 5 Royal Bank of Scotland | 12 The Grill on New York Street | 18 Caffè Nero | 24 Chorlton Street bus station |
| 6 Lloyds TSB | 13 Giovannis Deli | 19 Rice Restaurant | |
| 7 M&S Simply Food | | | |

Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed.

We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefit to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

Whether you need a single desk for a day or a whole building for 25 years, we have the right solution to suit your business.

Talk to us today on **0161 233 7877**.

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For more information on The Exchange or other properties in our portfolio please give us a call or visit the website.

0161 233 7877
bruntwood.co.uk/theexchange

