

bruntwood  
Works

# Trafford House





# Welcome Trafford House

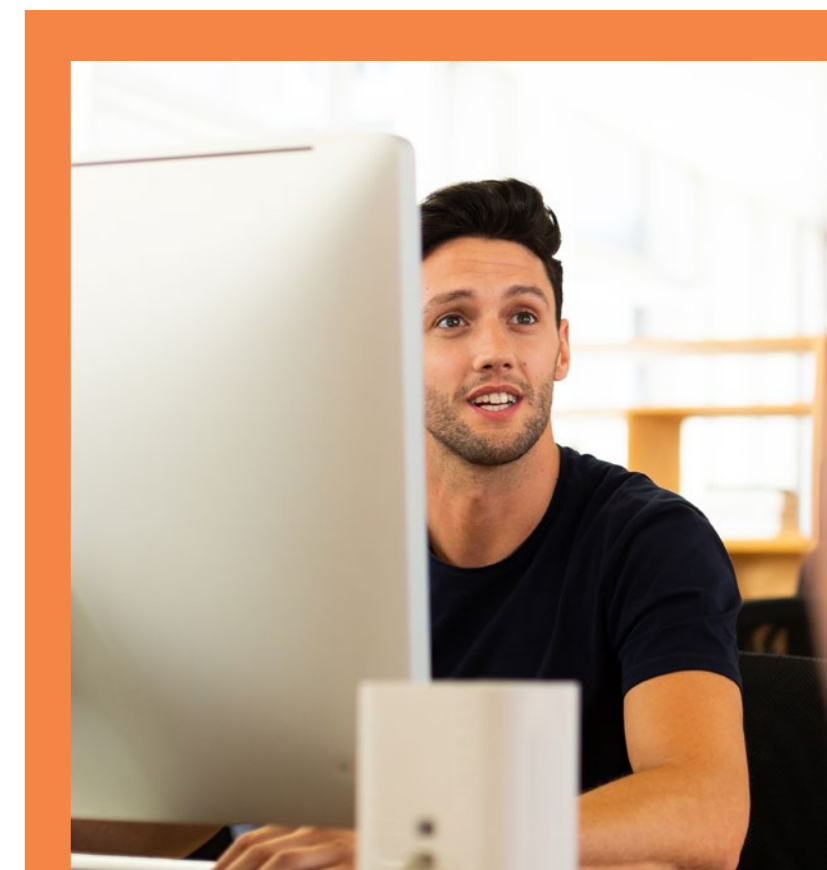
**A prominent landmark building on Chester Road, nestled in between Manchester United FC and Old Trafford Cricket Club, Trafford House offers a wide range of high quality office space.**

If you're looking for great value office space on the periphery of the city centre but with great ease of access to all that Manchester has to offer then Trafford House could be the next home for your business. Transport-wise it couldn't be easier to get to as you're already located on Chester Road - the main arterial route in and out of the city and the Old Trafford Metrolink is just on the other side of the cricket club.

Manchester United supporters won't be disappointed as office space on the North side of the building looks directly across to the South stand of the 'Theatre of Dreams.'

Spread over 11 floors and two wings Trafford House offers over 134,000 sq ft of flexible space, ranging from one desk to entire floors of 11,525 sq ft.

We have a range of working environments to suit your style of working. From our brand new business lounge, meeting rooms, event space for up to 50 people and self-contained offices you can choose to work in your own way at Trafford house.



# What's in a name?

When you think of Trafford what do you think of? The legendary home to one of Manchester's top flight Premiership football teams? The hallowed ground of Lancashire County Cricket Club?

Whatever you think of you can't get away from the fact that Trafford is a huge contributor to the wider Greater Manchester economy, not just in terms of local amenities and sporting venues but in terms of business and education. Home to a thriving business community, Traffords' roots are firmly set in industry with brands such as Kellogg's, L'Oreal, Adidas, Unilever, Cargill and Procter & Gamble choosing to call Trafford their home.

Businesses flock to Trafford to take advantage of the great quality and even better value office space that these out-of-town locations provide. Not to mention the strategic transport links on your doorstep with access to motorway networks, the Metrolink tram network and arterial road connections direct into Manchester.

Bruntwood has several buildings within the Trafford area all providing 24-hour access, refurbished open-plan office space, high speed internet connections, ample car parking and on-site customer service teams.

So if you are looking for work space combining flexibility, great value, super connectivity and ease of access, then look no further than Trafford.

## Key features:

24-Hour access

Lift access

On-site car parking available

On-site customer service team

Dda-compliant access

Bicycle storage

Epc rating 82 (band d)



# 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

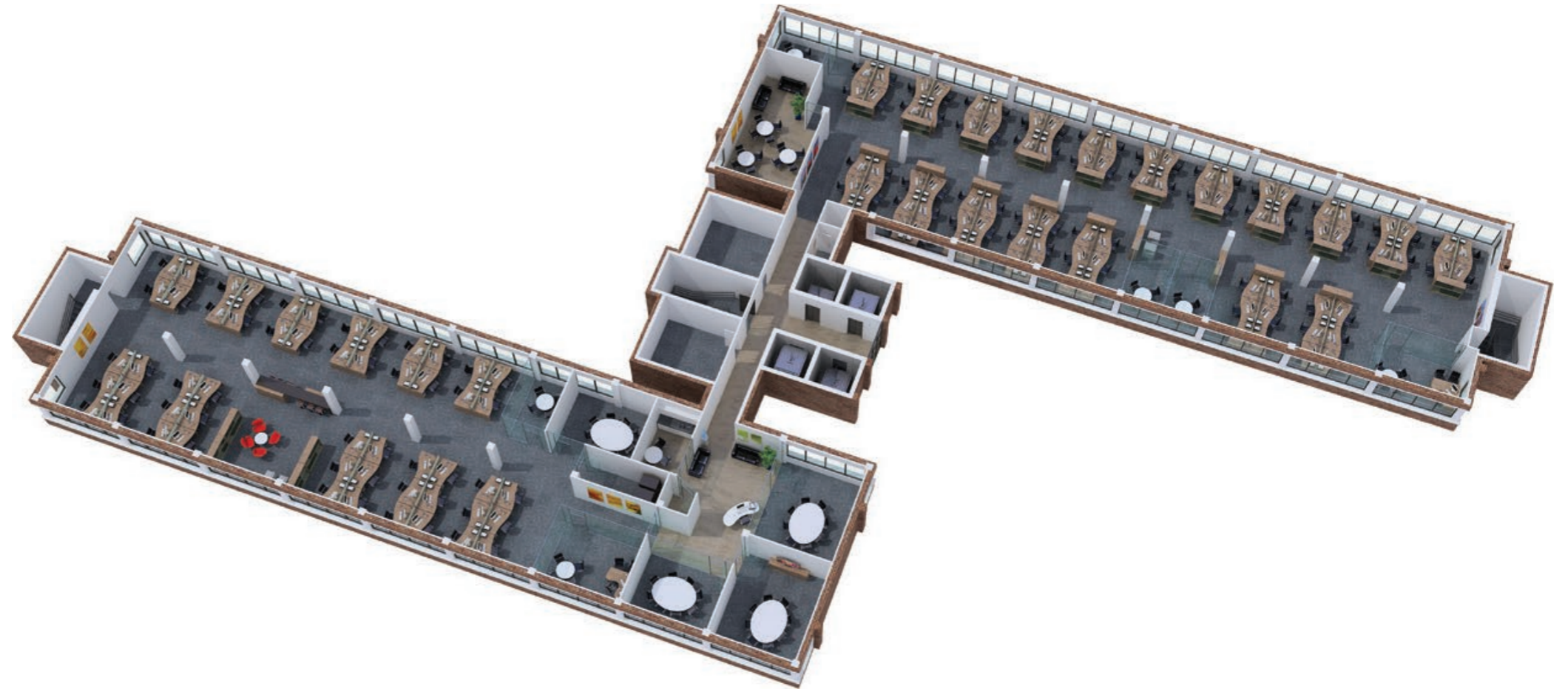
Discount on Bruntwood meeting room bookings

# Space designed around you

## Full floor plan

The 3D floor plan below illustrates a typical office space of 11,400 sq ft incorporating 140 workstations. Designs are indicative as we understand the importance of creating a tailor-made solution to suit your business needs.

Number of workstations	140
Number of meeting areas	5
Number of 2 x 1 person meeting rooms	2
Number of receptions	1
Number of kitchen areas	1
Number of soft seating areas	1
Number of post / storage areas	1
Number of comms rooms	1



 **11,400**  
sq ft of space



# The Bruntwood community

Bruntwood has a community of 50,000 individuals, made up of over 3,000 businesses across Manchester, Cheshire, Leeds, Liverpool and Birmingham.

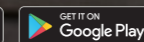
We run an engaging programme of events within our buildings offering everything from wellbeing sessions to networking and business support.

Our community isn't just physical, it's digital too with an online platform and app called The Bruntwood Collective. A collection of individuals spread across the North and Midlands who can collaborate and share ideas.

## Get more from your day

Work isn't about what you do at your desk. That's why we've brought a range of facilities to Trafford house to help you and your staff make the most from your day.

Our modern office spaces can help you in your efforts to support staff wellbeing. Our new Les Mills virtual class and Altius Healthcare programs at Trafford House have been developed to help you get fit, feel good and improve your health while doing so. At Trafford House you can get energised with our all day gym program with classes to give you the boost you need when it suits you.





# Blank canvas

Our made & managed and leased space gives you a purpose-built blank canvas to be tailored perfectly to you.

With full floors of over 3,840 sq ft, we can give you the flexibility to grow your businesses within the building.

You'll have the ability to build a unique space to your tastes and specifications, as well as the freedom to choose packages from our internet and telephone providers or bring in your own.

Our in-house design team can offer advice on office layout and even provide a hands-on managed fit-out service to give you the office you deserve.

Here's some we made earlier...



Space planning



Made & Managed





# Working in Trafford

There is a wide selection of local lunchtime amenities to take advantage of within a short distance of each of our Trafford buildings ranging from small retail offerings to global supermarkets.

If your business entertaining takes a cultural turn the attractions of Salford Quays are within easy commuting distance, accessible via the Metrolink network. Take time out to visit an exhibition or a theatre performance at The Lowry, the Imperial War Museum or check out the new home of the BBC – MediaCityUK.

If retail therapy is your thing the award-winning Trafford Centre is within reach in addition to the long-established White City Retail Park on Chester Road and the Lowry Designer Outlet Mall at Salford Quays.

And if your clients or staff need somewhere to stay overnight then the Trafford Hall Hotel or the 68-bedroom Old Trafford Lodge at the Lancashire County Cricket Club both receive great reviews.



## Train

Salford Central, Victoria, Deansgate, Oxford Road, Piccadilly



## Metrolink

St Peter's Square, Piccadilly



## Bus

Various



## Airport

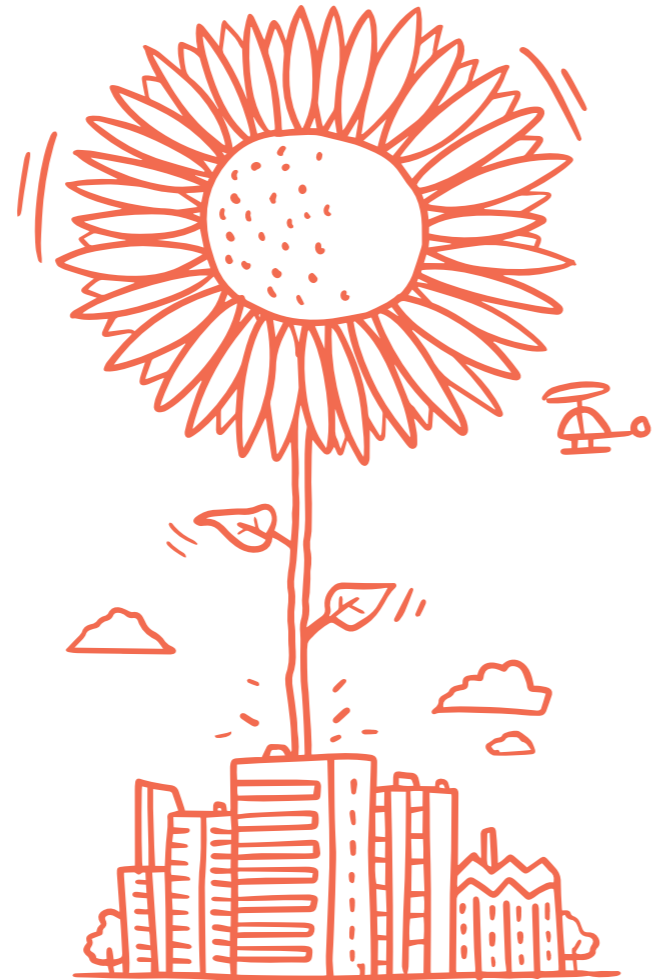
Manchester Airport



Location search  
**M32 ORS**

- 1 Caffè Nero
- 2 Tesco Extra
- 3 White City
- 4 Frankie and Bennys
- 5 Cafe Football
- 6 Media City

# 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](http://bruntwood.co.uk)

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