

York House

bruntwood
SciTech

York Street, Manchester, M2 3BB

Powering economies through innovation in our cities

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

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**



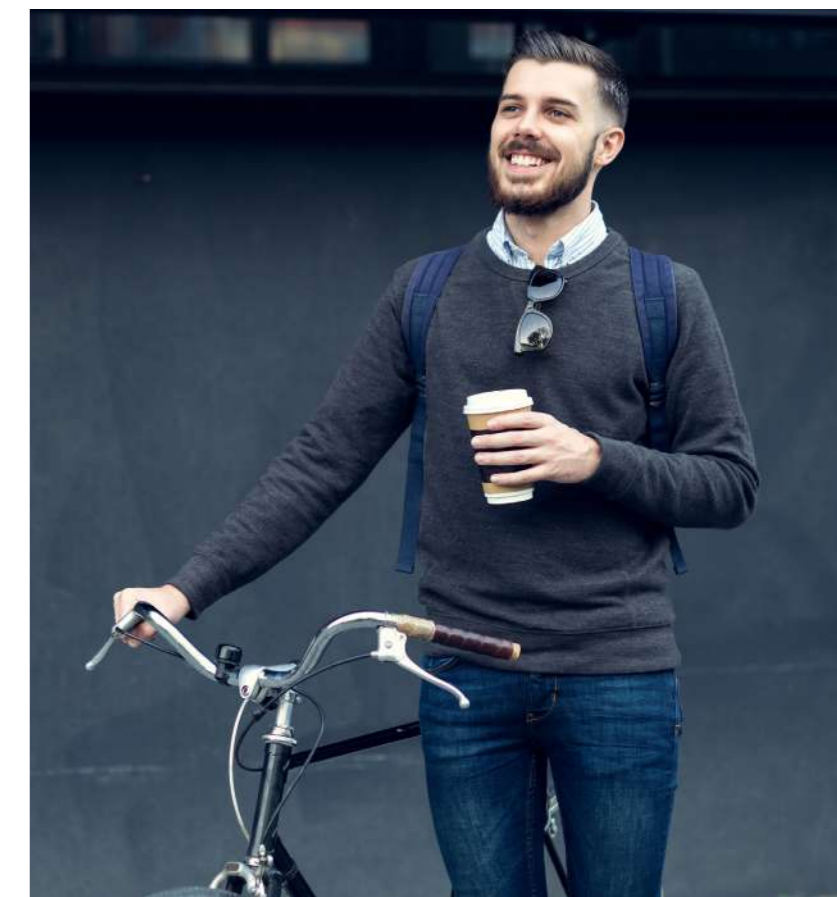


Welcome to York House

York House is a purpose-built office building complete with 11 floors of refurbished office space, all of which benefit from an abundance of natural light.

Six By Nico, The Alchemist and Grand Pacific are just a few of the names that make this area one of Manchester's most desirable neighbourhoods.

Moose Coffee, a popular American and Canadian breakfast diner, is located within the building providing a great meeting destination and dining experience.



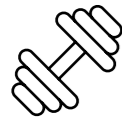
Workspace

With eleven floors of suites available and free use of nearby Bond's high-spec gym, we're confident you'll find a space to suit your business, or our in-house design team will help turn your ideas into a reality and create a space that truly reflects your brand.

York House was purposefully designed with work in mind, and updates to the building make for a bright, adaptive workspace.

New shower and changing facilities with hair dryers and lockers have recently been installed on the top floor and the building also benefits from secure bike racks and on-site car parking with EV chargers.

Our friendly customer host team provide a professional welcome for you and your visitors and, with so many considerations to make when moving office, we've partnered with a range of providers to get you up and running as seamlessly as possible.



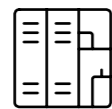
Free use of nearby Bond's gym



High end shower and changing facilities



Bike racks



Storage space



Dedicated secure car parking with EV chargers



Breakout space



What's on offer?

Whether you're looking for an all-inclusive package that you move straight into, or a space where you can design your dream office, York House offers flexible space in a beautiful setting.

Leased

Lay the foundations for success and make your space your own with a Bruntwood SciTech 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 SciTech

Private office

24/7 building access

Discount on Bruntwood SciTech meeting room bookings

Free access to nearby Bond's high-spec gym

Made & Managed

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 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 10+

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 SciTech 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 SciTech experts with no upfront capital cost

Free access to nearby Bond's high-spec gym





High-spec gym and changing facilities at nearby Bond, free to use for York House customers

Make your mark

At York House, there are a variety of spaces available and we're confident that we can help you find the perfect one.

With a shared vision and collaborative approach, we can offer you a blank canvas to make your mark on a workspace that is uniquely yours.

You'll have the ability to build a bespoke space to your taste 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



Sustainable fit out options



Sophos at Centurion House



Embryo at 127 Portland Street



Bennett's Associates at Bond

Space designed around you

Typical full floor plan

This is a generic space plan of a full floor, measuring 3,080 sq ft.



3

Meeting booths



1

Kitchen / dining areas



1

Lounge areas



1

Breakout spaces



40

Workstations



3

Private offices



2


Meeting rooms




Space designed around you


Typical split floor plan


This is a generic space plan of a split floor, measuring 1,520 sq ft.

 **1**
Kitchen / dining areas

 **1**
Lounge areas

 **1**
Breakout spaces

 **24**
Workstations

 **1**
Meeting rooms



Working in the heart of the city

York House is surrounded by a wealth of amenities that serve both the needs of your staff and visitors.

The building is situated within the sought after central business district, with fantastic transport links connecting you to the rest of the country. Piccadilly mainline train station is just a minute walk away, with hourly connections to London and regular connections across the UK. Market Street and St Peter's Square tram stops are also within a three minute walk.

Popular eating and drinking neighbourhoods such as the Northern Quarter and Chinatown are a short walk away and Market Street, the main shopping street in Manchester, is just one street away.

The neighbourhood

- 1 The Bridgewater Hall
- 2 Try Thai Restaurant
- 3 Manchester Art Gallery
- 4 Sam's Chop House
- 5 Flight Club
- 6 Grand Pacific
- 7 Six by Nico
- 8 Primark
- 9 Royal Exchange Theatre

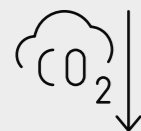


At Bruntwood SciTech, we power economies through innovation in our cities

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.

We'll be operating at net zero in the spaces that we control by 2030 - but we know that it's what we do in the immediate future that really matters.

We're embedding sustainability across all of our operations - including three key areas that impact our customers:



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.

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:

Visit our **Sustainability page** →

Download **Net Zero Pathway** →

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.



Feel the community through the Bruntwood App

As a Bruntwood SciTech customer, you can book meeting rooms, RSVP to events, order food and receive exclusive discounts:

- Exclusive community events
- Bruntwood and Bruntwood SciTech customer discounts
- Book meeting rooms
- Wellbeing activities
- Available on app stores



Colliers
INTERNATIONAL

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