# Pall Mall

KING STREET

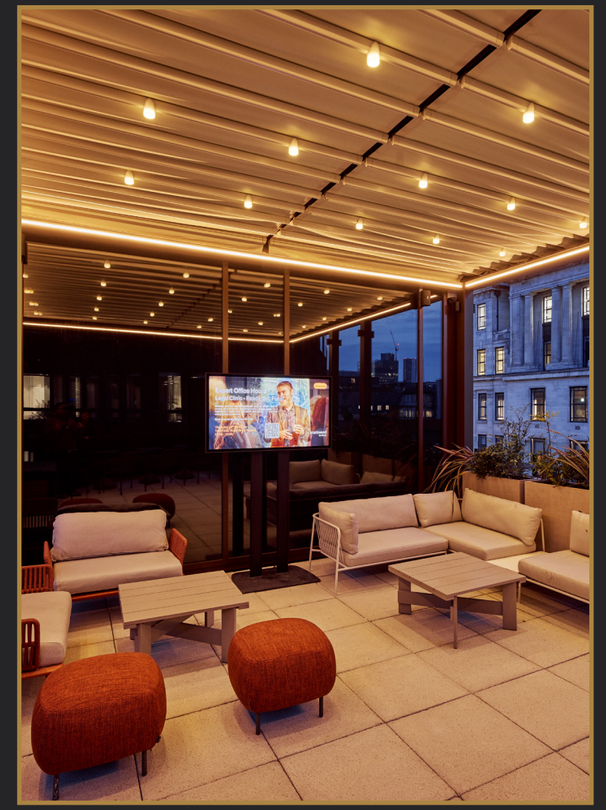
bruntwood
SciTech

# Pall Mall

KING STREET

## A sustainable hub for work and wellbeing





Pall Mall is home to businesses with a common goal - creating real and lasting change for the world we live and work in.

NET ZERO CARBON WORKSPACE

# A new Manchester workspace for those who strive for real change

- Bringing together companies that want to make a positive impact
- Premium workspace that flexes to your design and contract needs
- Rich in amenity for good work-life balance





# Committed to acting responsibly

## Our approach to sustainability is baked right into the fabric of Pall Mall.

Through retaining the existing structure, we've avoided the need to rebuild which would have resulted in approximately **7,900 tonnes** of additional carbon emitted - equivalent to one passenger making **26,000 flights** from London to New York*.

- Operationally net zero in common areas
- Net zero upfront carbon
- New smart building management system
- Sustainable fit outs with recycled furniture and materials procured for common areas
- Secure EV charging points
- Air source heat pumps - a sustainable alternative to gas boilers
- New mechanical ventilation heat recovery units to provide fresh air control to occupiers
- All electric heating and cooling system
- Full glazing replacement to boost energy efficiency
- Biophilia throughout to create high air quality and comfort levels
- Large secure cycle hub

EPC A

BREEAM®
Very Good

*United Nations' Official Carbon Emissions Tool

Availability Schedule

| | |
|---|---|
| **Main Tower** | |
| 6th - 10th Floor | 5,000 sq ft |
| **King Street** | |
| 2nd & 3rd Floor | 2,000 - 3,000 sq ft |
| **Serviced Space** | |
| Workspaces for 1 - 70 people | |

In a huge milestone,
**100%**
of Pall Mall's serviced offices and common areas will be powered by renewable electricity




Illustrative CGI Pollen Square at Pall Mall

# A new location for the city

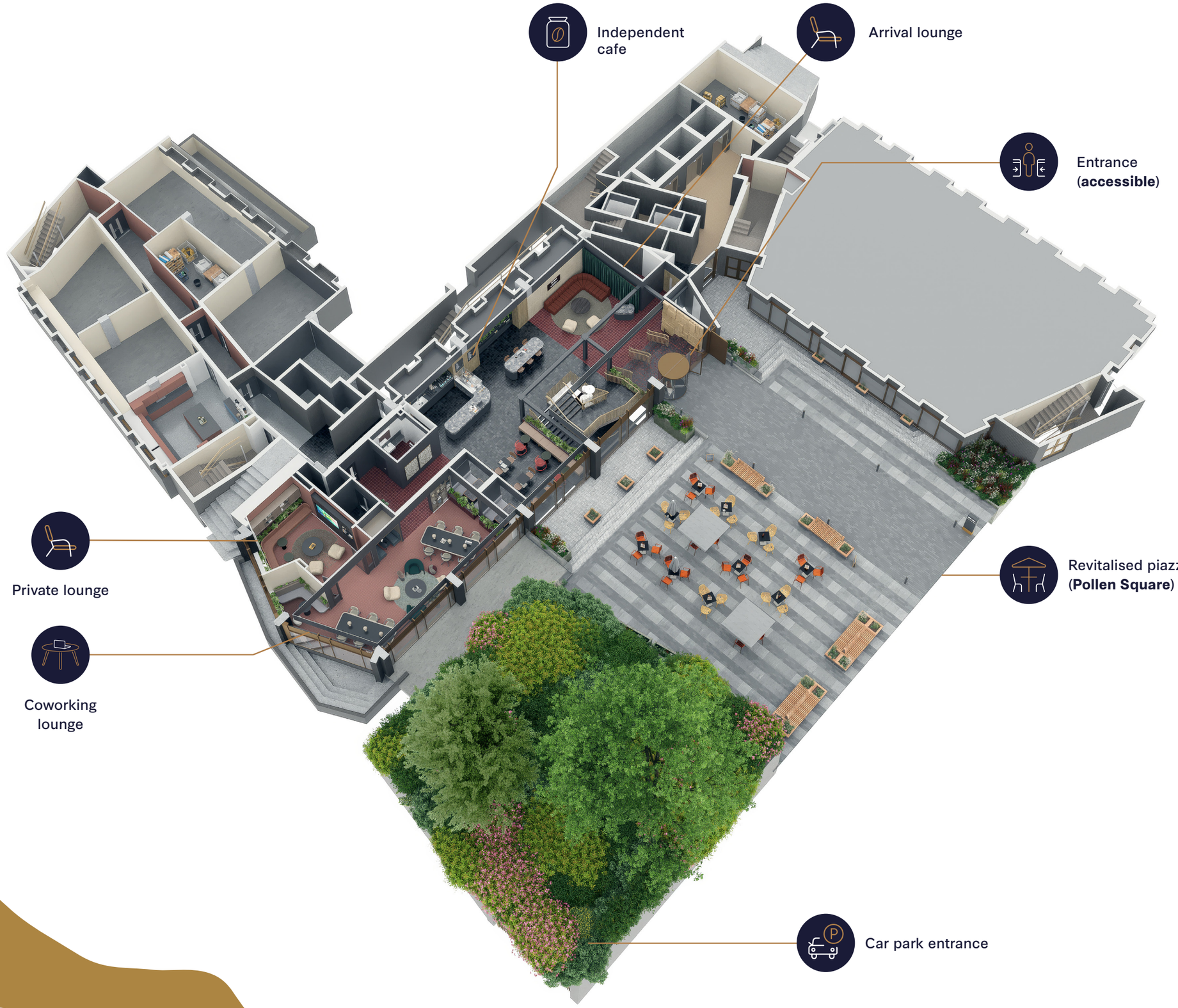
## Pollen Square at Pall Mall

**A previously underused space in Manchester city centre, Pall Mall's outdoor piazza has been officially renamed Pollen Square - commemorating one of the original architects, Francis Pollen, of Brett, Pollen & Teggin.**

Featuring an on-site cafe, arrival into Pall Mall and plenty of biophilia, Pollen Square is set to become a revitalised space for anyone visiting Manchester to enjoy.

LOWER GROUND

# Your arrival experience



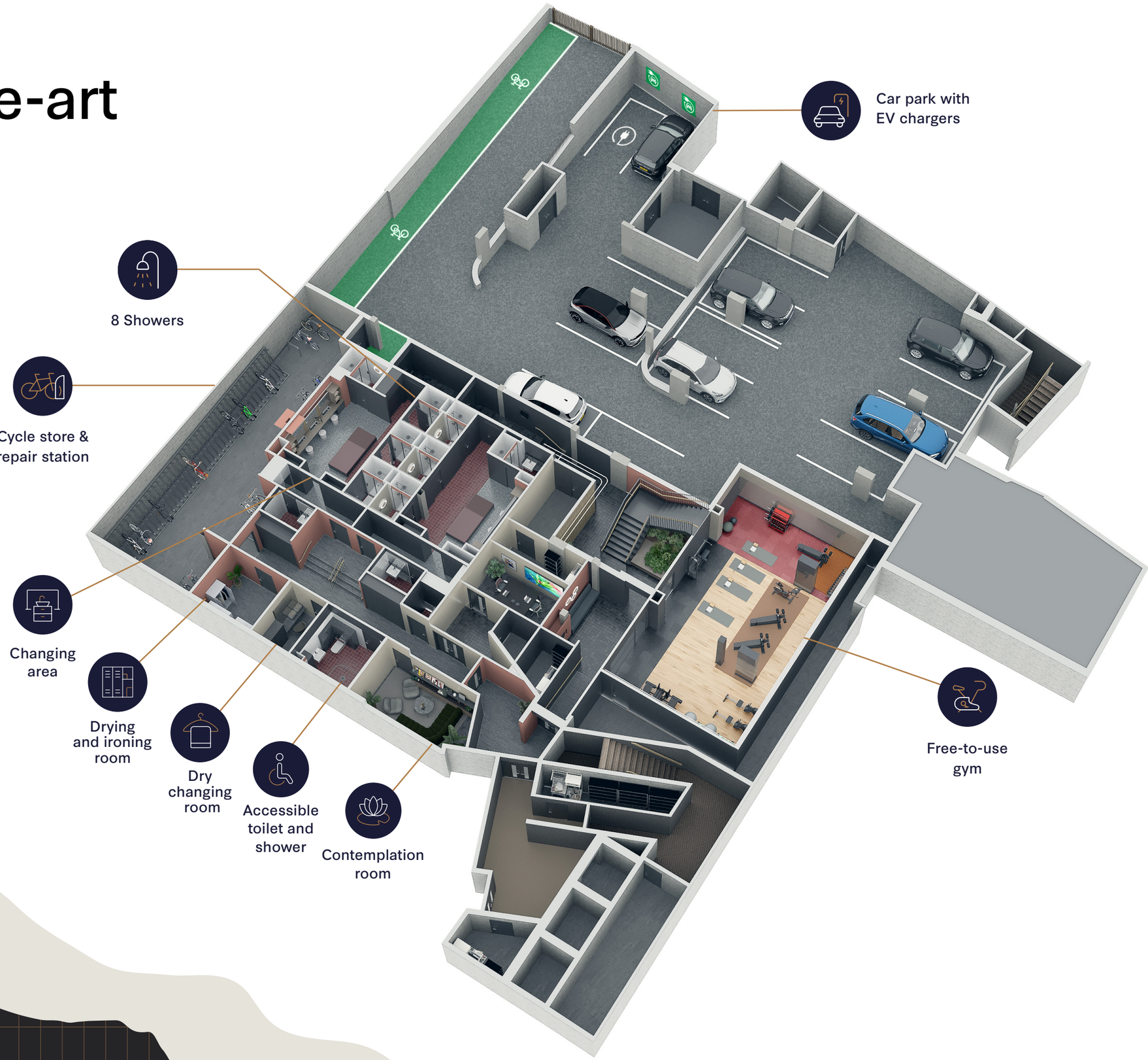

360 TOUR

360 TOUR

Arrival coworking lounge

WELLNESS FLOOR

# State-of-the-art amenity




360 TOUR

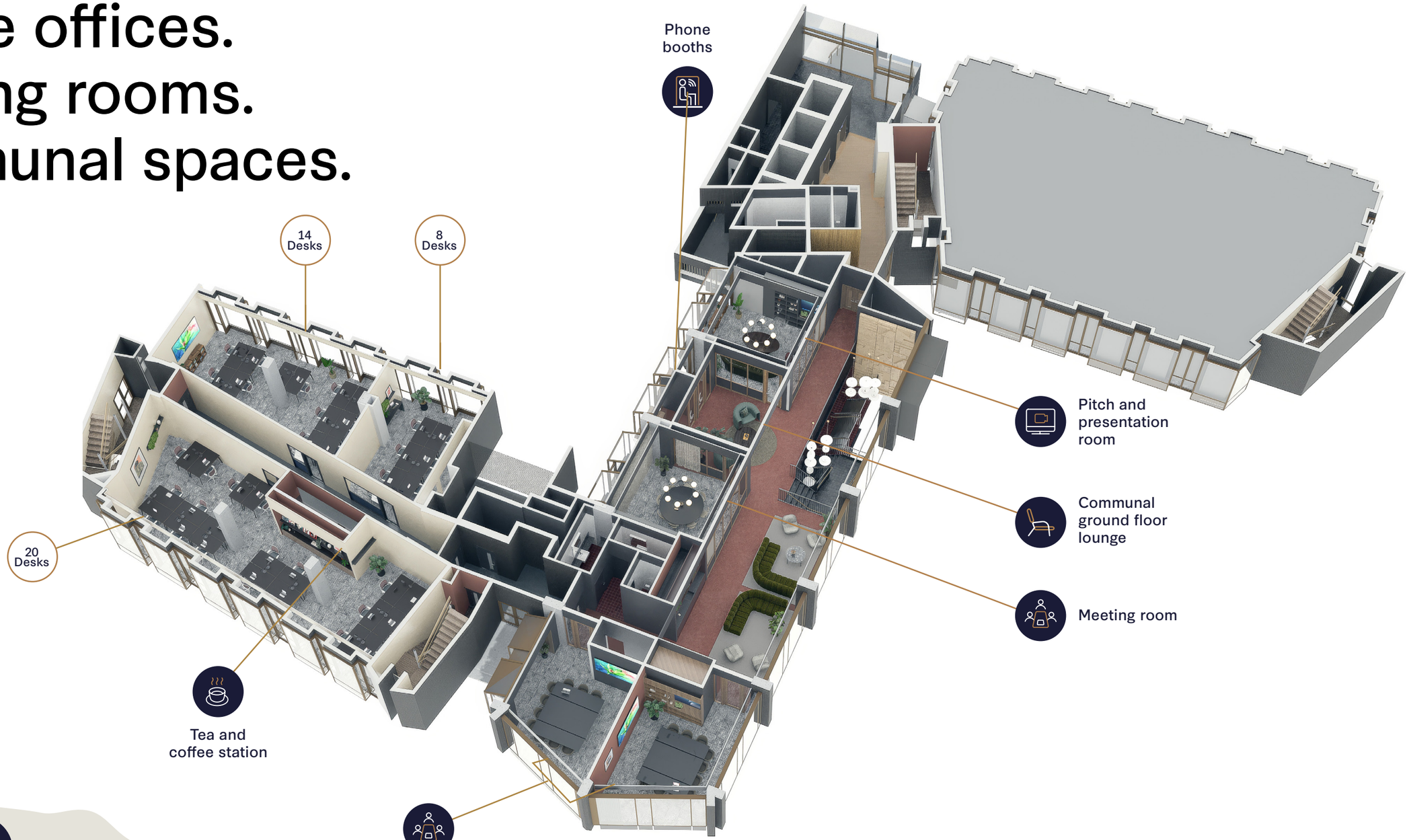
# Complimentary gym and studio

- Treadmill
- Excersise bike, cross trainer, rowing machine and ski erg
- Weight rack
- Seated leg extension/leg curl and abductor machines



GROUND FLOOR

# Private offices.
# Meeting rooms.
# Communal spaces.




360 TOUR




Meeting room and communal lounge



Communal lounge




Meeting room

# Entertain from the rooftop

- Communal space for you and your guests
- Bookable space for private events
- Retractable roof for year-round use
- Views overlooking King Street






# Workspace

# Fully fitted and furnished options

**Whether you're a start-up or an expanding business, Pall Mall has been designed to take care of your needs from the very beginning.**

Our fully fitted and furnished options mean you can move straight in without lifting a finger. Your meeting rooms, breakout spaces, furniture, internet and more will already be installed.

And, with no upfront costs, all of these services are wrapped up into one easy monthly bill.



## Looking for the ultimate flexibility?

Our serviced offices are ideal for those who want a ready-made private space on a monthly pay-by-desk plan.



**Enquire today**

360 TOUR

Leased office

SERVICED AND FITTED & FURNISHED WORKSPACE

# For ultimate flexibility

## Floors 1-3

### Serviced offices

**Suites from 2 - 39 people**

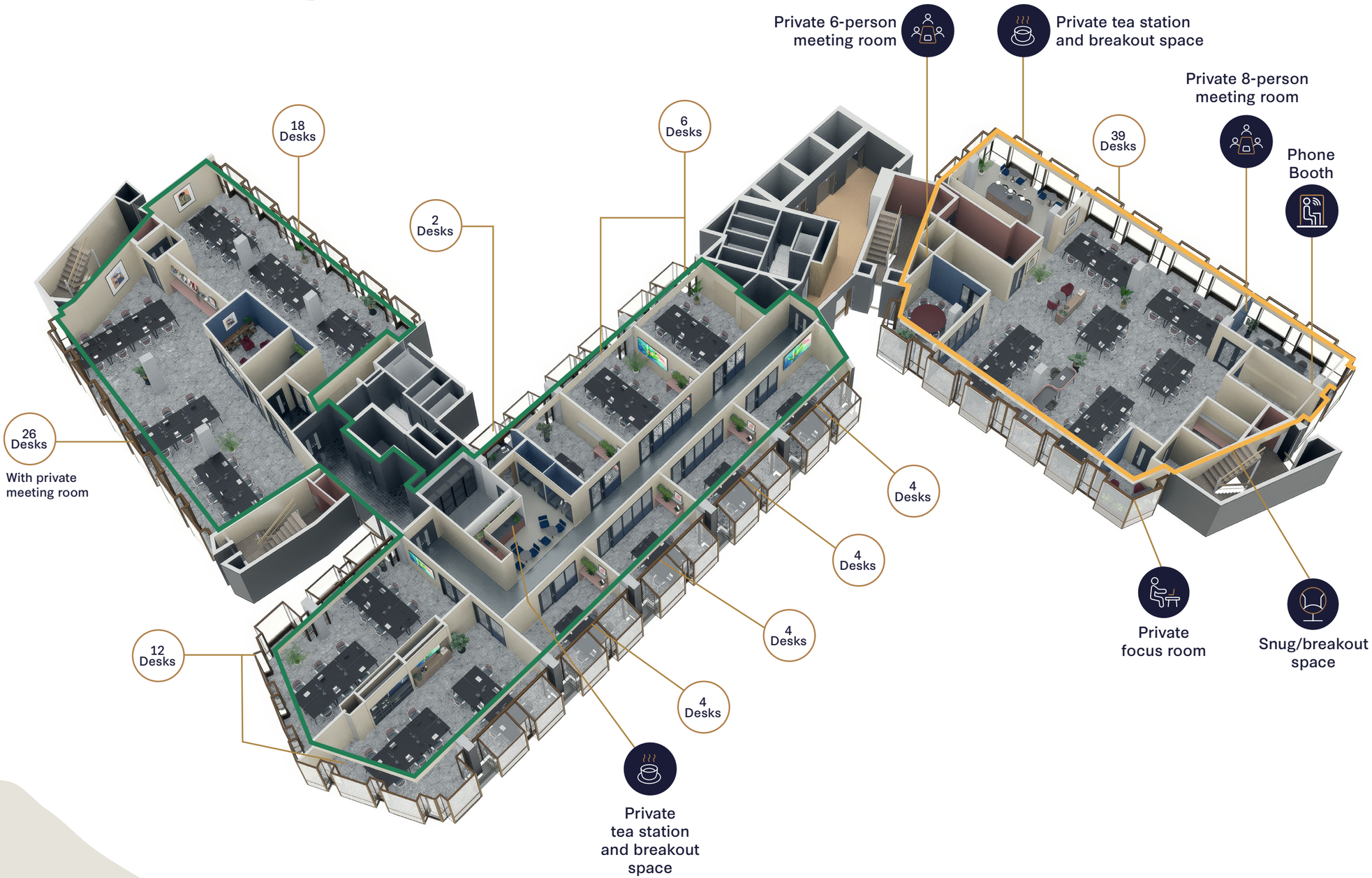
Our serviced offices provide everything you need as soon as you move in - offices from 2 - 39 desks.

### Fitted & furnished all-inclusive workspace

2,145 - 2,991 sq ft

Serviced space

Fitted & furnished all-inclusive workspace




360 TOUR

Serviced office

LEASED OR FITTED & FURNISHED WORKSPACE

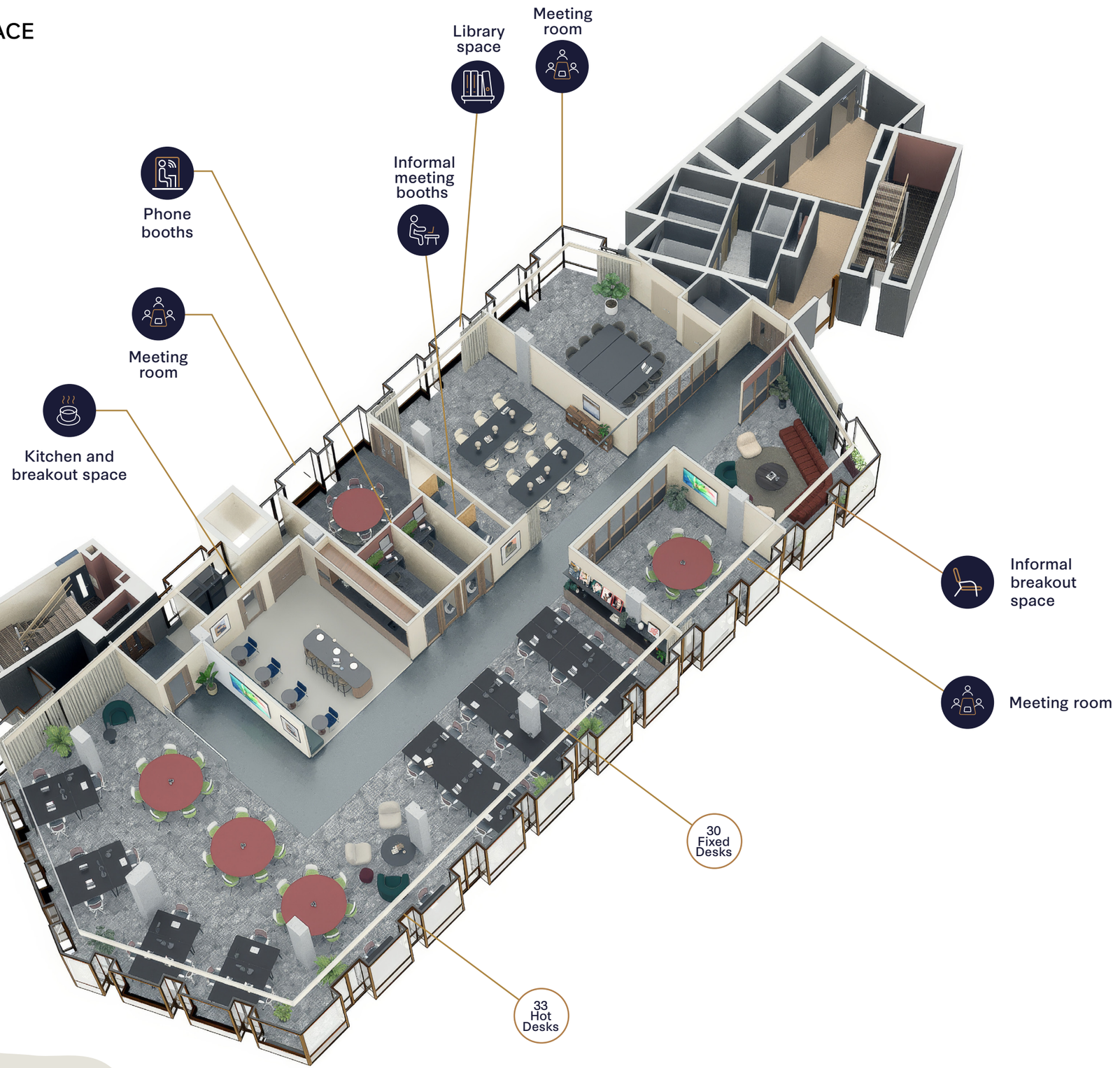
# For ultimate control

## Typical Upper Floor

### Leased offices

Up to 5,000 sq ft

This example shows how you could create different types of spaces within your perfect office. Whatever you need, our dedicated in-house design team can help you to visualise your next workplace.




360 TOUR



# Interior Designed

## Fully Managed Workspace

**Just give us the word and we'll design, create and manage a fully-fledged office for you so you can focus on doing what you love.**

Our fully managed workspace wraps every provision – including bills, cleaning, furnishing and more – into a single monthly fee.

You can customise the entire package too. We start with a basic offer of rent and fit-out but can scale up from there. Simply choose the size and any essential requirements. It's the perfect choice for project teams as well as growing companies looking for a simplified solution.

**What's included:**

- All occupational costs; rent, service charge, insurance and business rates
- Premium fittings and furnishings with no capital outlay
- Internet connections (primary and backup)
- Lunchtime and evening clean
- Facilities Management
- Dilapidations
- Electricity usage
  (subject to fair use policy)

**Key features:**

- Flexible contract
- Ready to move into straight away
- Your own, private office
- One simple monthly bill




# Leased Offices

**Our leased offices are for companies that want to personally build a work environment in their own image.**

We provide the space and a place in the Bruntwood SciTech community, but the rest is completely down to you. It's a blank canvas for your business, ready to customise to your liking.

Lease to any size and scale up or down with flexible contracts. Bring your own furniture. Manage your own bill payments. Brand your surroundings as you see fit. If preferred, we'll add an end-to-end design and fit-out service, led by the Bruntwood SciTech team.

**What's included:**

- Unfurnished private office for you to customise
- 24/7 building access
- Use of communal business lounge
- Free access to gym, showers and changing rooms
- 25% off meeting room bookings for any Bruntwood SciTech venue
- Amenity at your fingertips through the Bruntwood app
- Optional design and fit-out services
- Amenity at your fingertips through the Bruntwood app

**Key features:**

- Fully customisable office
- Use of communal areas
- Optional design and fit out services
- A monthly bill that meets your requirements



# Serviced Offices

**This is your choice for maximum flexibility in a team of two or more people. Our Serviced package can act as a short-term project hub or a swing space, ideal for work demands that can change every six months or more.**

We offer a simplified rental plan - just pay for the desks you want, one by one, and expand or shrink those requirements when necessary.

This is particularly useful for startups and rapidly growing businesses. Serviced desks give you room to hit any target and bring more people into your vision. Alternatively, use us as a satellite office and give your teams a city base of their own.

**What's included:**

- A private office
- 24/7 building access
- Use of communal business lounge
- Showers and changing rooms
- 25% off meeting room bookings for any Bruntwood SciTech venue
- Cleaning, internet and phone services
- A communal kitchen
- Rent periods beginning at six months
- Amenity at your fingertips through the Bruntwood app

**Key features:**

- Flexible contract
- Ready to move into straight away
- Your own, private office
- One simple monthly bill

# Coworking options

Coworking space gives you the ultimate high-quality, flexible workspace. Simply choose from Memberships, Shared Desk and Dedicated Desk options in vibrant environments to power your productivity.

Join our coworking community from £95 per month

## Pay As You Go

Need a little more flexibility? PAYG customers can use the Pall Mall lounge from as little as **£12.50** per half day, with refreshments included throughout your visit. Simply enquire on our website.

## Memberships

Our memberships bring you to the ultimate premium workspace, designed with flexibility in mind. Just pick a seat and enjoy our refreshments and superfast WiFi. You'll also be able to access the lounges in any of our buildings that offer membership across Manchester, Liverpool, Birmingham and Leeds.

## Shared Desk

Join a shared desk alongside other flexible workers and entrepreneurs, whenever you need to focus. It's a quiet, reliable space for solo projects or collaboration, designed for professionals who are regularly on the move, but thrive within an ergonomic work setting.

Access Pall Mall outside of normal office hours. Enter our lounge and take advantage of other refreshments and amenities. We offer shared desks for three days a week, so tell us what's best for your schedule.

## Dedicated Desk

Your own base in a premium space – that's the core promise of our dedicated desk package. It guarantees you your own workstation with the vibrancy of a shared office. On top of this, private lockable storage is available for groups of up to four people.

As a dedicated desk customer you'll still benefit from the perks of our membership, such as flexibility and access to our lounges, but also enjoy a more permanent home for your business or freelance enterprise.



**Compare coworking options**

| | **Memberships** From £95 per month | **Shared desks** From £195 per month | **Dedicated desks** From £295 per month |
|---|---|---|---|
| Access to lounges in other Bruntwood SciTech buildings as well as your 'home' location, 3 days per week | ● | | |
| Shared desks in a Bruntwood SciTech coworking studio, 3 days per week | | ● | |
| Unlimited access to a dedicated desk in a Bruntwood SciTech coworking studio | | | ● |
| Flexible contracts | ● | ● | ● |
| 24 hour access | | ● | ● |
| Superfast WiFi | ● | ● | ● |
| 25% off meeting room bookings for any Bruntwood SciTech venue | ● | ● | ● |
| Bruntwood App access | ● | ● | ● |
| Free events programme | ● | ● | ● |
| On-site customer service team | ● | ● | ● |
| Premium coffee, tea and filtered water | ● | ● | ● |
| Use of communal business lounge | ● | ● | ● |
| Use of a communal kitchen | ● | ● | ● |
| Locker storage | | | ● |
| Bike store | ● | ● | ● |
| Showers & changing rooms | ● | ● | ● |
| Private phone booths | ● | ● | ● |

# Location, location, location

**Nestled on the prestigious King Street, our location places you at the heart of the city's finest offerings.**

From upscale bars and exquisite restaurants to premier shopping and captivating theatre, the choices for breakfast, lunch, and after-work entertainment are endless.

With tram and train stations just a 10-minute stroll away, you and your team can easily embrace a more sustainable and active commuting lifestyle.

Pall Mall is not just a place to work, it's a gateway to experiencing the best of city life.
















OUR INNOVATION HUBS

# In the heart of the city

## Neighbourhoods

**Central Business District**
The heart of Manchester's commerce, offering unparalleled networking and growth opportunities.

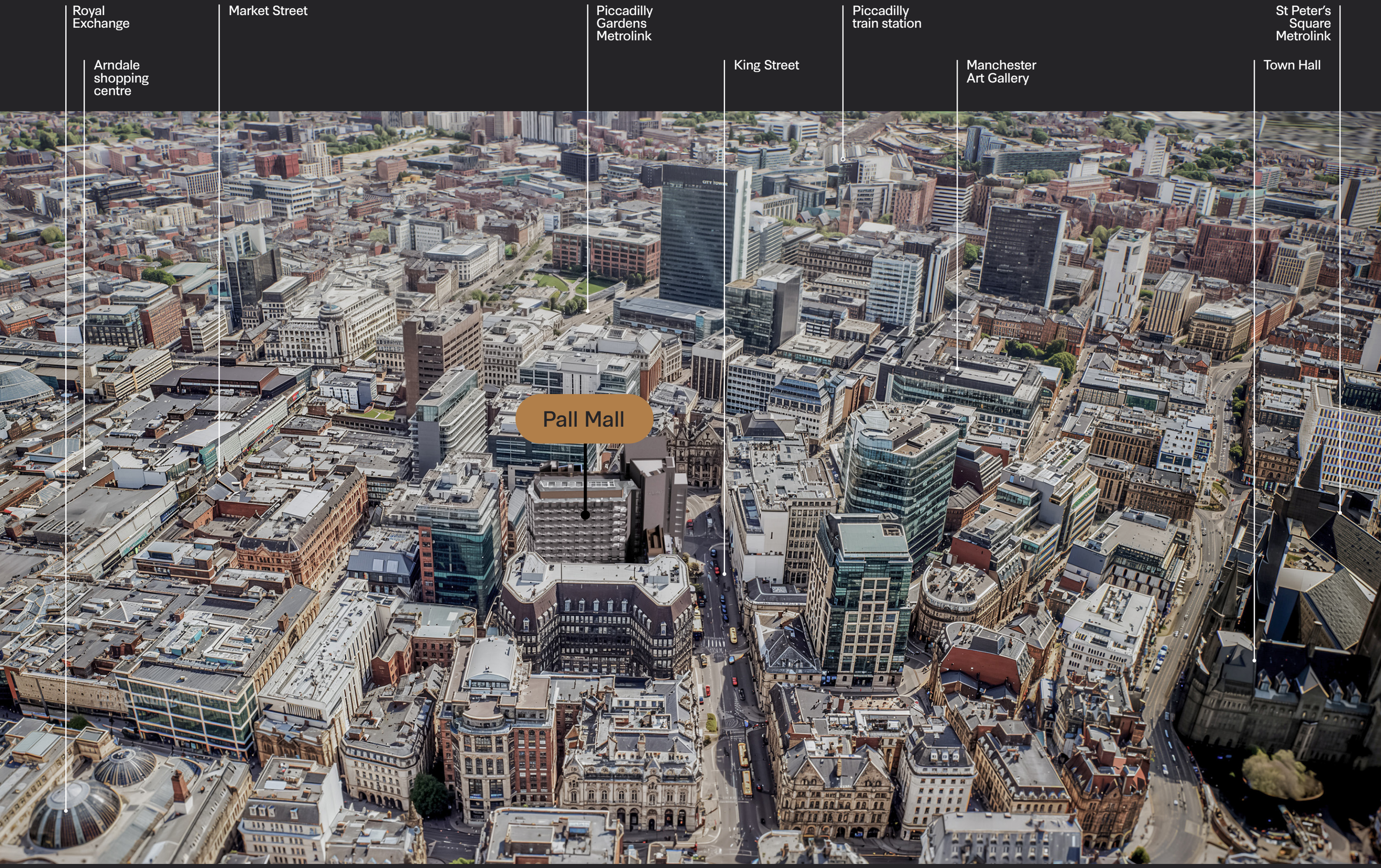
**Central Retail District**
A bustling, vibrant hub of activity packed with prestigious addresses.

**Oxford Road Corridor**
A neighbourhood bursting with collaboration and innovation across business and academia.

Just moments away from connecting with like-minded businesses across our city centre innovation cluster

1. Bank Chambers
2. Blackfriars House
3. Bloc
4. Bond
5. Centurion House
6. Circle Square
7. Faulkner House
8. Kings House
9. Manchester One
10. Neo
11. Oxford Place
12. Pall Mall
13. St James'
14. Union
15. York House
16. 111 Piccadilly
17. 113-115 Portland Street
18. 117-119 Portland Street
19. 127 Portland Street




Royal Exchange
Arndale shopping centre
Market Street
Piccadilly Gardens Metrolink
King Street
Piccadilly train station
Manchester Art Gallery
St Peter's Square Metrolink
Town Hall
Pall Mall

ABOUT BRUNTWOOD SCITECH

# 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.

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**

4.8M

Sq ft of world-class specialist workspace

£500M

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



# 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.

**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

View our **Sustainability** Brochure



# Meet your community team

## Our community team is the beating heart of what Bruntwood SciTech offers you.

From integrating you into our dynamic community events programme, to supporting your daily office needs, they're on-hand to ensure you receive the tailored care required for your success.

Join us at Pall Mall and discover the perfect blend of professional support and personal care from a team dedicated to your growth.

**Angie Evans**
Customer Operations Manager



I'm super excited to be looking after Pall Mall and I'm really looking forward to welcoming customers to the building. My role each day is to ensure that all of our customers have the best experience and I work closely with the on-site team to ensure this happens. From the facilities being spotless to the amazing service you receive, my ambition is to make sure it's memorable for all the right reasons!

I have worked at Bruntwood for 15 years and really enjoy building great relationships with customers and supporting our team so they enjoy their roles and are motivated to deliver an outstanding service each day. When I'm not at work I enjoy getting out in the fresh air, going for walks and looking after my three daughters.



**Gareth Beard**
Senior Area Operations Manager

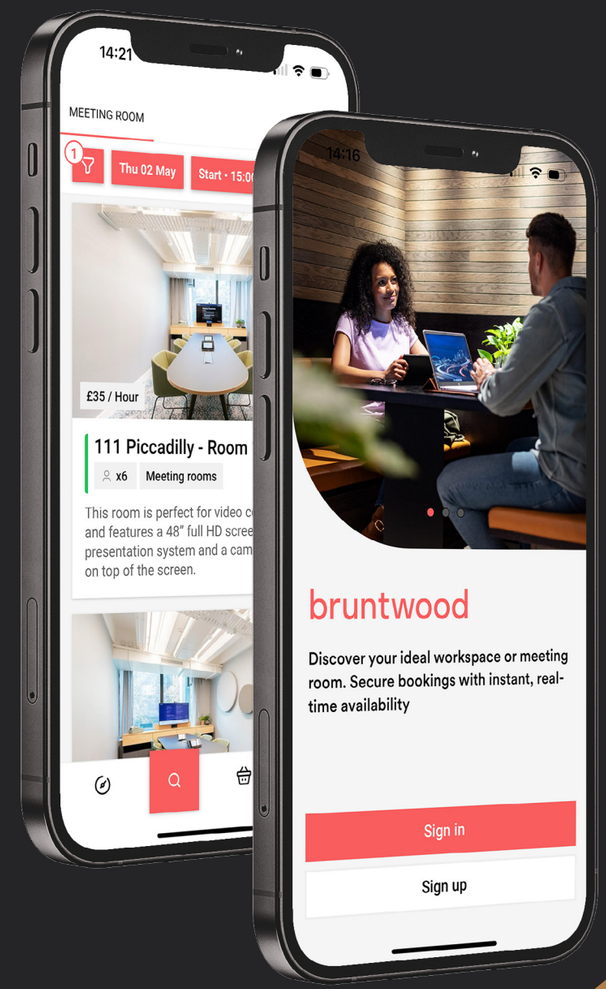
I've been fortunate enough to work on many exciting projects over the past few years in the city and Pall Mall is definitely one of those! I lead a number of Customer Operations Managers across Manchester City Centre to ensure our customers receive exceptional service across our buildings.

I've worked for Bruntwood for seven years with five of those in the city centre. One of my priorities is to continually evolve our offerings to meet our customers' needs.

When I'm not at work, I love running, cycling and raising money for charity. I love spending time with my two children who keep me very busy!

# Download the Bruntwood App

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




Available on:

Download on the App Store

GET IN ON Google Play

PALL MA

Enquire now

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**Pall Mall is supported by:**

**European Union**
European Regional Development Fund

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