

bruntwood
Works

Trafford House



Work local, with no compromise

A prominent landmark building on Chester Road, nestled in between Manchester United FC and Lancashire County 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.

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.

The 10th floor is offered fully fitted out and ready to move into. As well as this, we have a range of shared spaces including a business lounge, meeting room and event space for up to 50 people.



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.

 0.5 miles to M60 ring road

 5 mins walk to Metrolink



Key features:

24-Hour access

Lift access

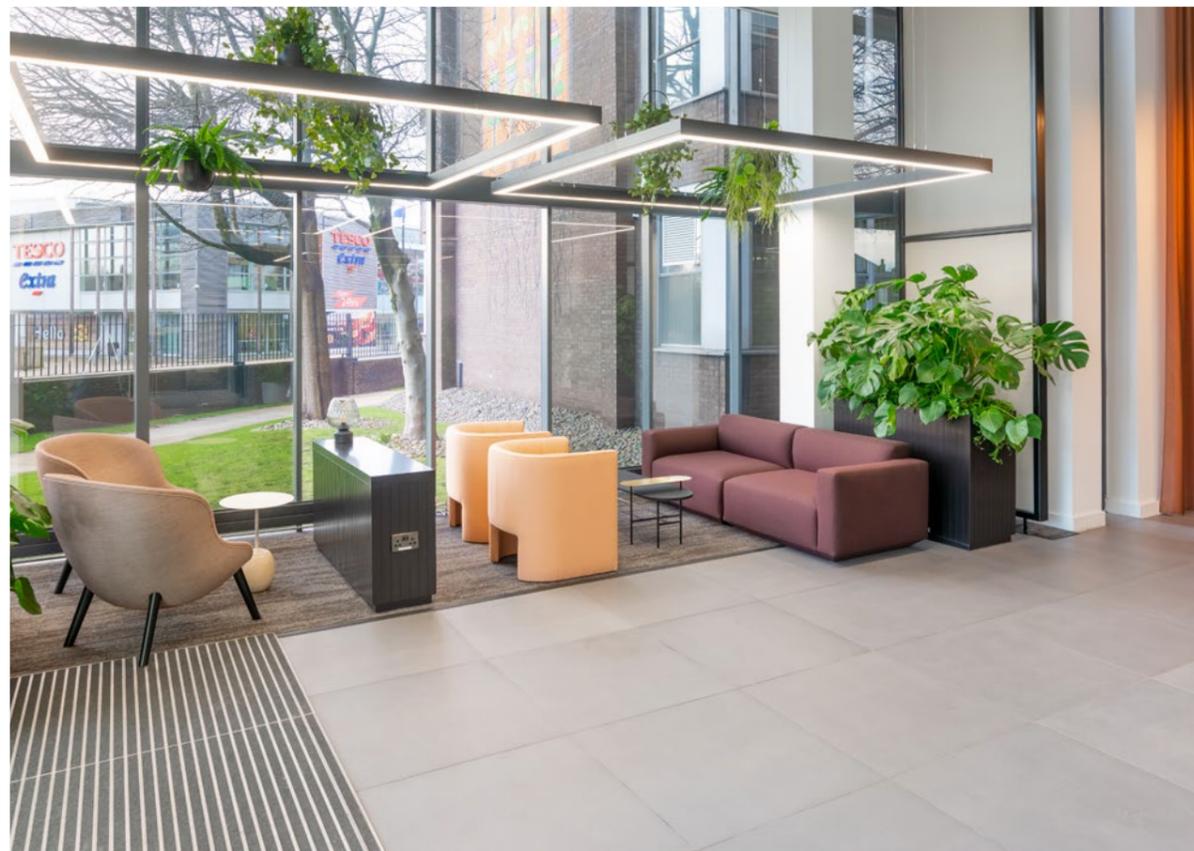
On-site car parking available

On-site customer service team

DDA-compliant access

Bicycle storage

EPC Rating 82 (Band D)



Showers



Changing facilities
& towel service



Bike racks



Lift access



24 hour access



Car parking



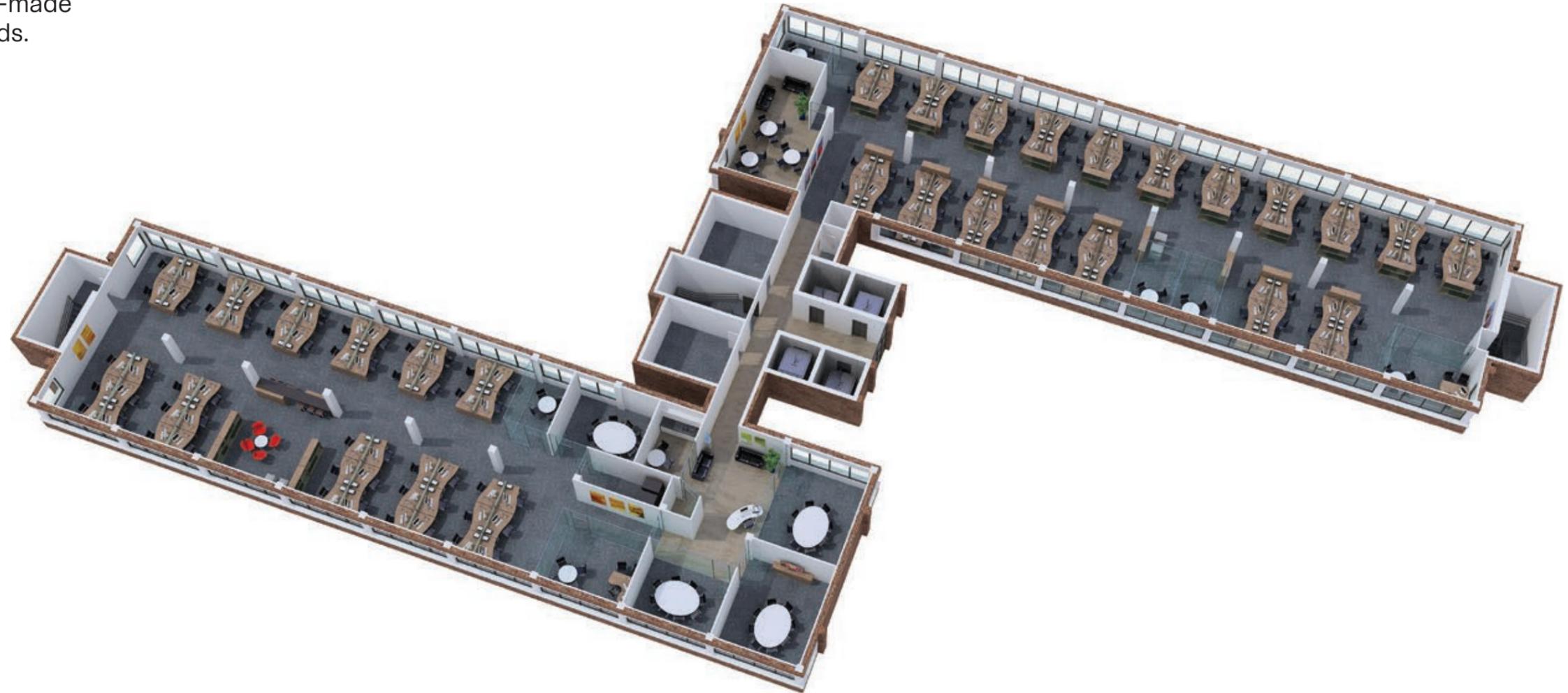
Space designed around you

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.

-  **140**
Number of workstations
-  **5**
Number of meeting areas
-  **2**
Number of 2 x 1 person meeting rooms
-  **1**
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
-  **11,400**
Total sq ft of office space



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.

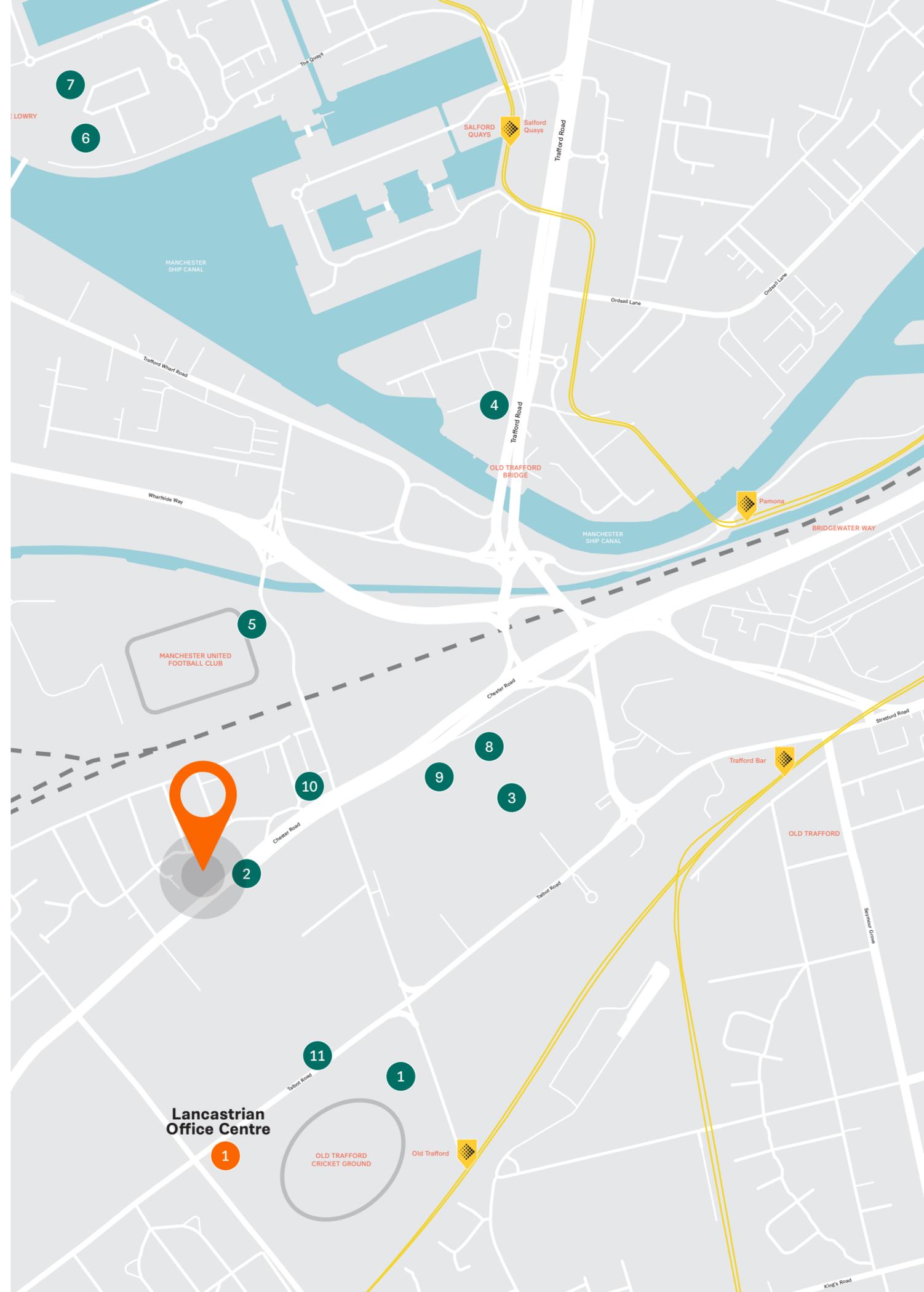
If retail therapy is your thing the award-winning Trafford Centre is within reach in addition to the long-established White City Retail Park on Chester Road and the Lowry Designer Outlet Mall at Salford Quays.

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

Shopping & Leisure

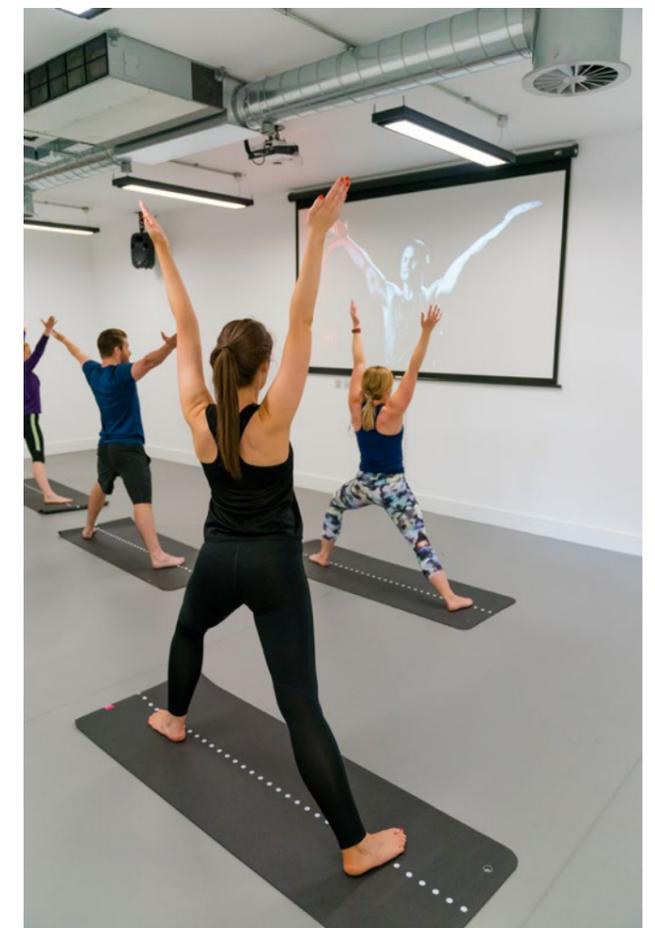
- | | | |
|---------------------------------|---|------------------------------------|
| 1 Caffè Nero | 7 Lowry Outlet | 1 Lancastrian Office Centre |
| 2 Tesco Extra | 8 Costa Coffee / Nando's | |
| 3 White City retail park | 9 M&S Food | |
| 4 Frankie and Bennys | 10 Subway | |
| 5 Cafe Football | 11 Trafford Town Hall and The Terrace Cafe | |
| 6 Media City | | |



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.



-  Fitness studio
-  Showers
-  Changing facilities & towel service
-  Bike racks

Coworking

Coworking space gives you the ultimate in high-quality, flexible workspace.

Simply choose from Memberships, Shared Desk and Dedicated Desk options in vibrant environments to power your productivity.

Memberships

Our memberships bring you to the ultimate premium workspace, designed with flexibility in mind. Just pick a seat in any Bruntwood Works lounge 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 your building 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.

Join our coworking community from £95 per month

Add-ons:



Mail redirection



Registered business address



Discounted Call handling

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 Works buildings as well as your 'home' location, 3 days per week	●		
Shared desks in a Bruntwood Works coworking studio, 3 days per week		●	
Unlimited access to a dedicated desk in a Bruntwood Works coworking studio			●
Flexible contracts	●	●	●
24 hour access		●	●
Superfast WiFi	●	●	●
25% off meeting room bookings for any Bruntwood Works venue	●	●	●
Membership of The Collective	●	●	●
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	●	●	●



Serviced Offices

This is your choice for maximum flexibility in a team of two or more people. Bruntwood Works' 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.

FREE
access to
business
support
programme
Spark

Serviced is ideal for:

Freelancers, start-ups and small businesses

Included as standard with Serviced:

A private office

24/7 building access

Use of communal business lounge

Showers and changing rooms

25% off meeting room bookings for any Bruntwood Works venue

Cleaning, internet and phone services

A communal kitchen

Rent periods beginning at six months

Free access to business support programme **Spark by Bruntwood Works**

The Collective membership

Key features



Furnished offices



Communal Kitchen



Superfast WiFi



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 Works 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 Works team.

FREE
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Spark

Leased is 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

Included as standard with Leased:

A private office

24/7 building access

Use of communal business lounge

Access to showers and changing rooms

25% off meeting room bookings for any Bruntwood Works venue

Optional design and fit-out services

Free access to business support programme **Spark by Bruntwood Works**

The Collective membership

Key features

 Flexible contract

 Design your own space

 Your own, private office



Made & Managed

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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.

Included as standard:

- A private office
- 24/7 building access
- Use of communal business lounge
- Access to showers and changing rooms
- 25% off** meeting room bookings for any Bruntwood Works venue
- The ability to create your own service package (including internet, telephone, refreshments, cleaning and facilities management)
- One bill for rent and services
- Personalised fit-out at no extra cost
- Free** access to business support programme **Spark by Bruntwood Works**
- The Collective membership

FREE
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Spark

Key features

-  Customisable contract
-  Choose fit-out
-  In-house design team

**FREE
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Spark**

If our customers thrive, so do our cities and so do we. We want businesses that start out with Bruntwood Works, to grow and scale with Bruntwood Works.



Business Support

Building solid partnerships is part of our commitment and desire to create successful environments for people to work in. The Spark Programme will bring together the resources, community and connections our customers need to reach their business goals.

To deliver our best in class Business Support offer, we are working with Regional Partners such as Alliance Manchester Business School as well as nationwide organisations such as Enterprise Nation.

Throughout the year we will be delivering a mixture of in-person and online events across all of our Regional Cities.

Sparkling great ideas



Spark Webinars

Hear from industry experts on subjects relevant to your business, providing insightful knowledge for you to build on.



Spark Advisors

Exclusive to Bruntwood Works customers, you can access advisors, one-on-one, giving you tailored advice and practical support based on your needs.



Spark Connections

With over 40 years experience within our cities and 55,000 people based across our buildings, we have a wealth of customers and contacts to connect you with, so you spark a new connection.



Where work & lifestyle thrive

Bruntwood Works balances work and life, blending spaces that encourage interaction and create community.

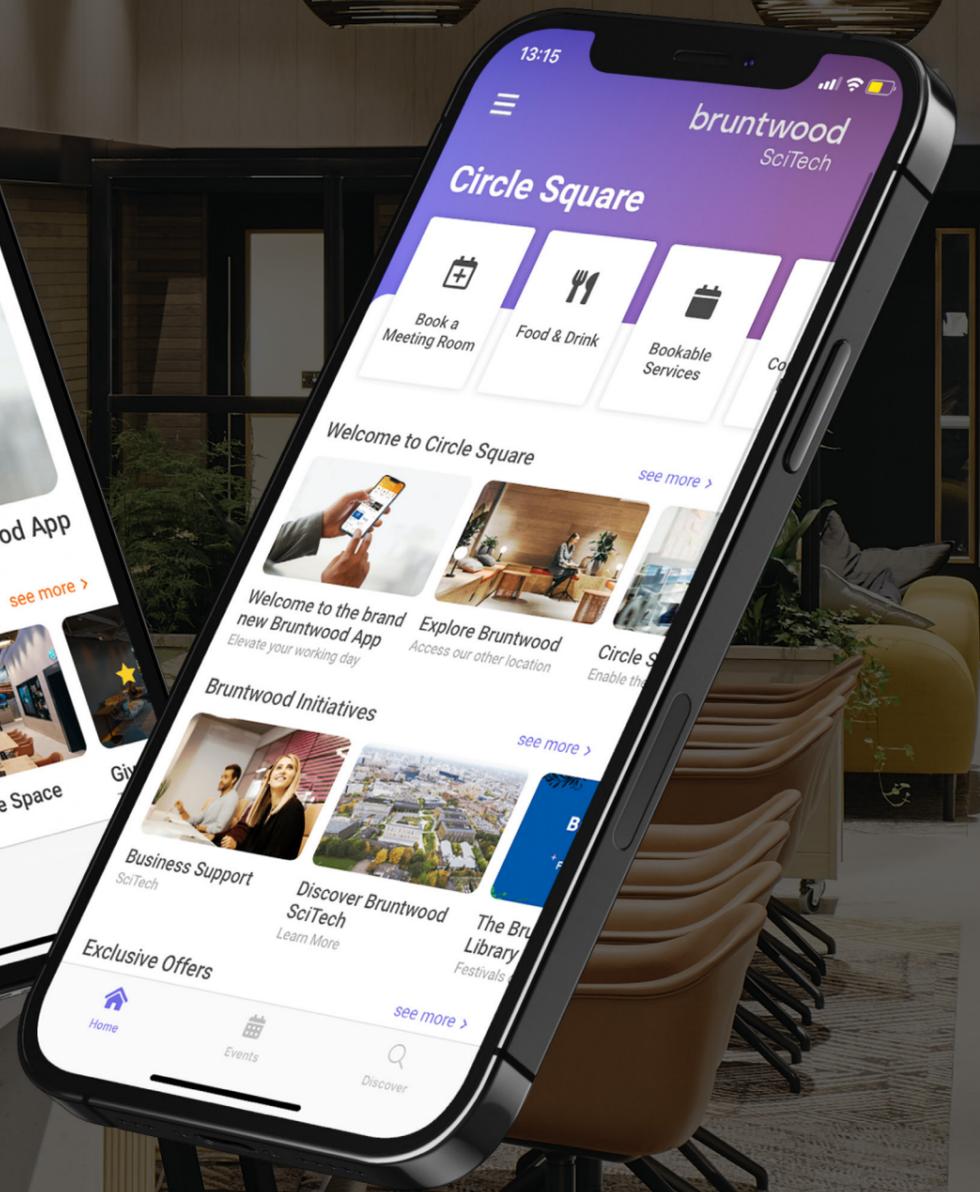
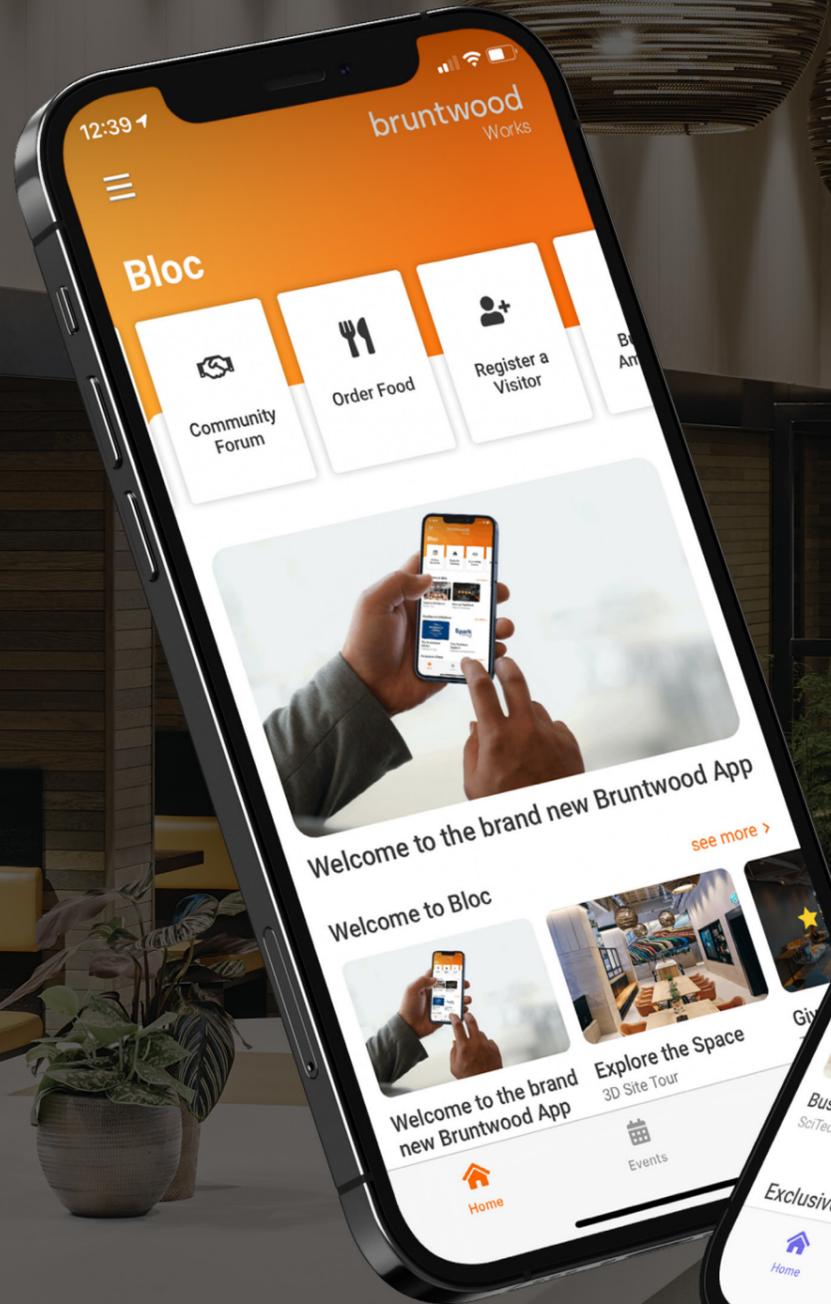


Our focus is around two key areas, creating unique workspaces and providing thriving retail and leisure spaces. Both are design led, people driven and socially responsible. We continue to be firmly embedded in our towns and cities, with a strong presence in the North West, Yorkshire and the Midlands.

As well as a unique opportunity to broaden the influence of Bruntwood Works, we know the more diverse, culturally rich, healthy, educated, connected, sustainable and fulfilled our communities are, the greater our towns and cities will become.

Download the Bruntwood App

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



***The ultimate goal
is to leave our
towns and cities
in a better
place than we
found them.***

Net Zero Carbon

Committing to a sustainable future

We take creating sustainable environments seriously as we know that we can only fulfil our purpose of 'creating thriving cities' if we can deliver sustainable and environmentally-conscious spaces.

We were the first commercial property partner to sign up to the Green Building Council's Net Zero Carbon Commitment pledge, which aims for new buildings to be net zero carbon by 2030 and older buildings the same by 2050.

We are committed to leading the way with sustainability and we have a range of initiatives in place from waste disposal to using smart technology and using renewable energy to promoting sustainable transport, all with the aim of becoming a more sustainable business.

Our commitment to Net Zero Carbon is one of the reasons we're championing sustainable practices, and it's why we've created a specific set of science based targets to monitor our emissions.

The Carbon Trust helped us define these targets through a process that assessed global emissions, the emissions produced by the property sector, and how much of those emissions we are responsible for. Then, they can estimate how big that portion will be by 2050.

By putting our targets in place, we can monitor and improve our output more efficiently.

We've introduced other measures in the fight against global heating, too:

Smart buildings strategy

We're introducing algorithmic learning into our buildings. Sensors will gather data about heating, lighting and motion to help us use energy more efficiently.

Solar panelling

We already have solar panelling on many of our buildings, but we're stepping up our commitment to solar power by installing batteries to store energy for later use.

Waste processes

Our partnership with B&M Waste is the first step in diverting 100% of our waste from landfill.

Water audits

Reducing water usage saves energy, helping to lower carbon emissions. That's why our Utilities team has carried out water audits across the estate. So far, they've been able to save two Olympic sized swimming pools worth of water per month.

Riser adoption

We're transforming the way we use electricity in our buildings, using specialist risers and voltage optimisation. These measures help us regulate, clean, and condition the incoming power supply, leading to lower energy usage.

CANNING O'NEILL

Edwards & Co

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

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bruntwood.co.uk/works

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