

bruntwood
Works

Caledonian House



CALEDONIAN
HOUSE



At Bruntwood Works,
we make workspace
a lifestyle and help
businesses to thrive.

We provide flexible working
environments powered by
innovation, and promote
a better work-life balance
with access to a range
of wellness, retail and
leisure facilities.

Bruntwood Works.

Brilliantly.



Ideally located for your business

Set right in the heart of Knutsford, Caledonian House offers your company a prestigious and high-profile office location coupled with first-class connectivity and a wealth of local amenities.

The refurbished building is a high-quality modern office space designed to provide the right environment for your business to grow and flourish.

The bright and well-equipped office comes with superfast internet and is created with productivity in mind.

Located in a picturesque Cheshire town all the mainstream amenities are on the doorstep of Caledonian House and its location is ideal for connecting with neighbouring towns and cities.

Key features:

Open plan spaces

DDA compliant

Superfast internet

Natural light

-  Car parking
-  Bike racks
-  24 hour access



Working in Knutsford

This vibrant and picturesque town in Cheshire has all the amenities you could possibly need, whilst still maintaining its distinctive local character. There are plenty of places to eat, drink, socialise and keep fit.

Tatton Park is on the doorstep of Caledonian House, perfect for taking a lunchtime walk with the team.

One of the major benefits of basing your business in Knutsford is the easy access and the building is close to the Northwest motorway network, Manchester International Airport and a regular mainline rail service, making it commutable for staff and visitors.

 **3.2 miles**
to M6

 **10 mins**
walk to Metrolink

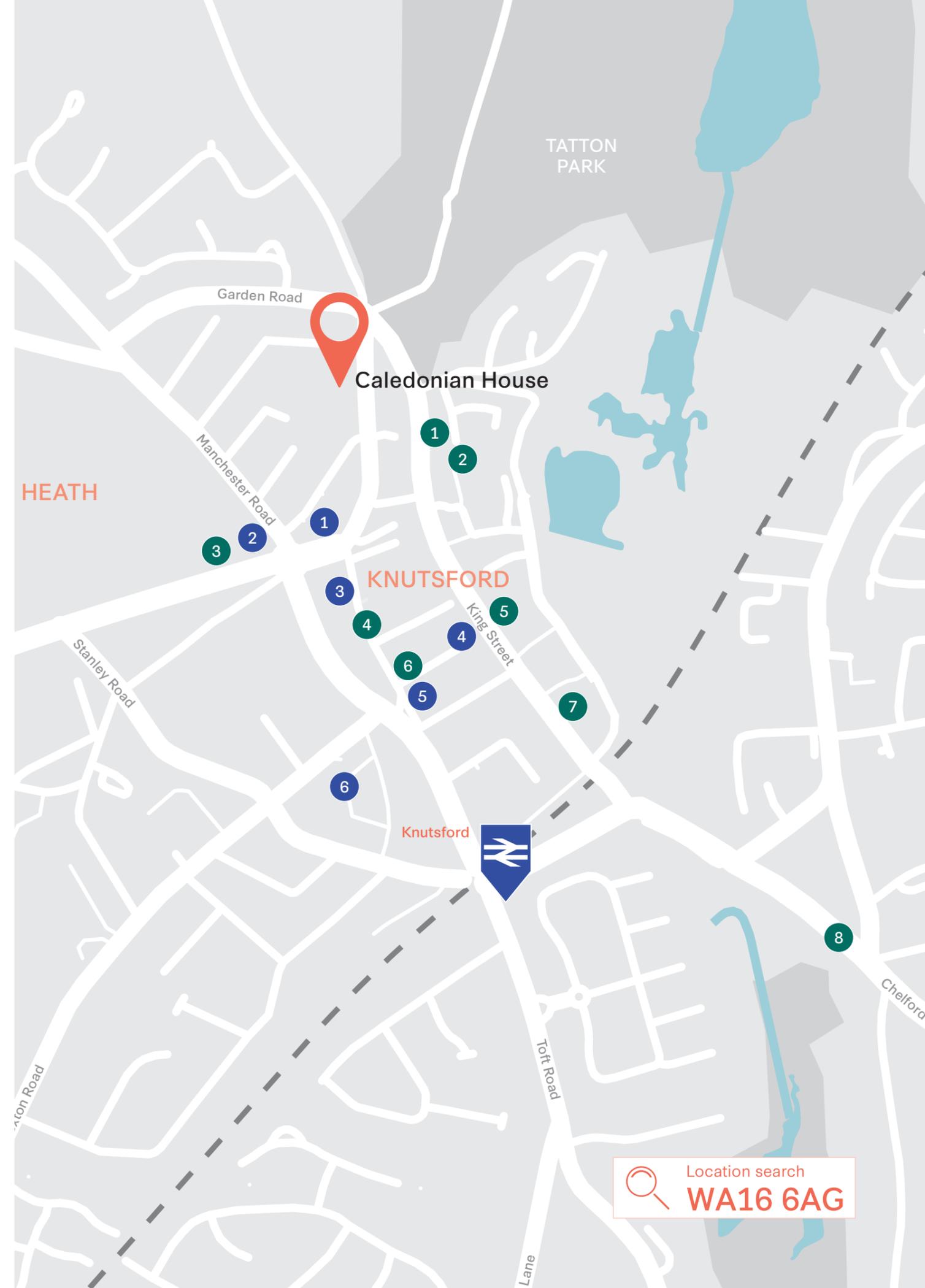
 **5 mins**
walk to Knutsford

Shopping & Leisure

- 1 Sainsbury's Local
- 2 OKA
- 3 Little Waitrose
- 4 Boots
- 5 Post Office
- 6 Booths Supermarket

Eating & Drinking

- 1 Giovanni's
- 2 Pizza Express
- 3 Hooked on the Heath
- 4 Costa Coffee
- 5 Gusto
- 6 The Lost & Found
- 7 The Botanist
- 8 Legh Arms



A workspace designed around your business

The building provides a variety of suite sizes from circa 400 sq.ft.

The building comprises three floors of quality office accommodation that have been specifically designed to provide the right environment for your business to flourish.



Typical suite

 **20**
Workstations

 **2**
Dedicated meeting rooms

 **1**
Reception

 **1**
Kitchen/breakout areas

 **2,101**
Total space Sq ft

Let's talk options...

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.

Leased is ideal for:

Businesses of all sizes that want the flexibility of planning and managing their own office.

Small businesses, scale-ups, large enterprises

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



Your own, private office

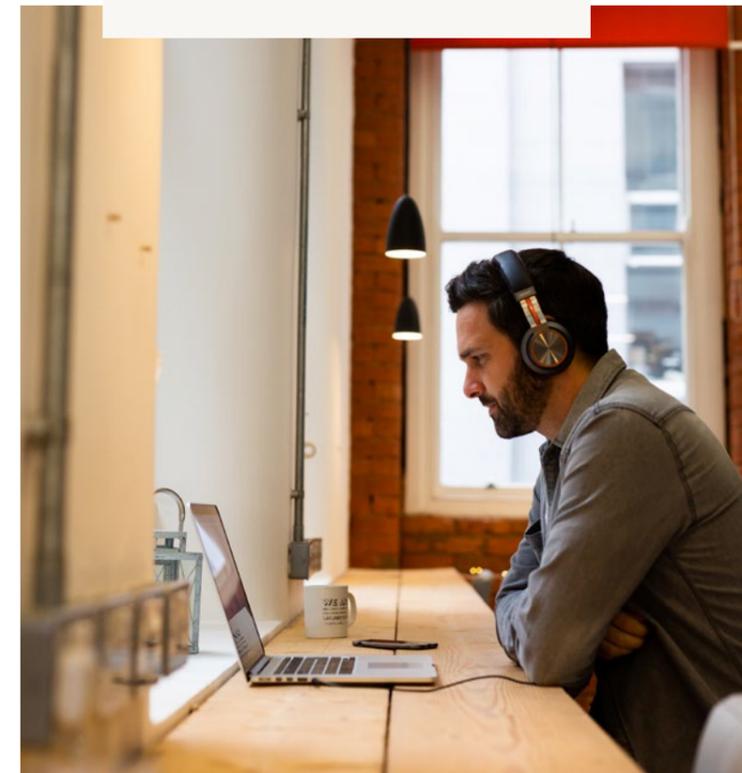


Design your own space



Collective Membership

*Available in selected buildings





Made & Managed

Just give us the word and we'll design, create and manage a fully-fledged office to your specifications, so you can focus on doing what you love. Our Made & Managed payment plan 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, décor and any essential requirements. It's the perfect choice for project teams as well as growing companies looking for a simplified solution.

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

-  Pick and choose your services
-  Choose fit-out
-  In-house design and building management teams



*Available in selected buildings

Creating thriving cities

Bruntwood is a business led by one purpose, creating thriving cities. Our deep connection with the cities we work in sets us apart. Everything we have achieved over the last forty years has been with this purpose in mind.



The company is formed of two business units made up of Bruntwood Works and Bruntwood SciTech.

Bruntwood Works create workspace environments that help businesses thrive, no matter what size, shape or ambition. Whether you're looking for a single desk for the day or an expansive office suite for 25 years, you'll discover spaces to lead you to your most successful and rewarding work yet.

With more than 70 buildings under our banner in Yorkshire, the North West and the Midlands, we cover some of the UK's most exciting cities. Bruntwood Works does it all – development, design, and ongoing management – making us more of a property partner than a landlord. We want to leave places better than we found them, with flexibility and sustainability at the top of our agenda.

We are constantly active in the communities we've helped build. Our purpose fuels our passion for supporting arts and culture, our deep community engagement and our ambitious plans for future growth. It ensures every investment and decision we make benefits our customers, our communities and our colleagues; because when our cities thrive, so do we.

It's a simple philosophy: cities are only as vibrant and prosperous as the businesses within them. One stimulates the other. What impact will you make?



Bruntwood Works facts and figures

1.8m

SQ FT OF DEVELOPMENT PLANNED 2017-2020

£1.5bn

GROSS VALUE OF DEVELOPMENT PIPELINE

£1.01bn

VALUE OF BRUNTWOOD WORKS PORTFOLIO

8.6m

TOTAL OWNERSHIP IN SQ FT

3,017

TOTAL NUMBER OF CUSTOMERS



The Collective

Being part of the Bruntwood Works community gives you access to over 50,000 incredible people across Manchester, Liverpool, Cheshire, Leeds and Birmingham (including our own team).

This means that whatever you need - business advice, collaboration opportunities, someone to run that charity 5k with - it's likely someone with the skills or knowledge is only a chance kitchen encounter, an event, an introduction or a click away via our exclusive online platform.

Together, we live, work, learn and play in the places we proudly call home, coming together and collectively harnessing the power of partnerships to grow, collaborate and reach our full potential.

Join our digital community

As well as being connected through our teams, events and business support, our exclusive online platform enables you to be connected to the wider Bruntwood Works community. You can have fun, collaborate, get to know your neighbours, find or list opportunities, join events, and take advantage of exclusive offers and experiences from Bruntwood Works retailers and partners - all at the tap of a finger.



Register at collective.bruntdwood.co.uk or search Bruntwood in your app store to download the app.



Meet people

Expand your network by starting a conversation with people from all sorts of businesses and backgrounds. You never know where your new connections could take you.



Seek opportunities

You don't have to look far to find businesses and people who could be interested in the work you do and in collaborating with you. The help and support you need to grow and succeed could be just around the corner.



Explore events

There's a world of opportunity outside your workspace or laboratory ready to be explored. Join a creative workshop, learn some new skills, or build your network at a business event and have some fun. Go see what's happening in your building and in your region.

Find out more at collective.bruntdwood.co.uk

Caledonian House
Tatton Street
Knutsford
Cheshire
WA16 6AG

For more information please call us
or visit the website:

0161 233 7877
bruntwood.co.uk

 **bruntwoodworks**

 **BruntwoodWorks**

 **Bruntwood Works**

Edwards & Co

Williams
commercial

In line with the Misrepresentation Act 1967, Unfair Contract Terms Act 1977 and The Property Misdescriptions Act 199, Bruntwood Works Limited gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or customers, and do not constitute the whole or any part of an offer or contract. (2) Bruntwood Works Limited cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy. (3) No employee of Bruntwood Works Limited has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property. (4) Bruntwood Works Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. (5) Space planning contained in this brochure is indicative only and may require modifications to the building design. (6) All floor plans are not to scale and are for identification purpose only.