



McLaren

46 The Priory Queensway, Birmingham B4 7LR

Elevate the everyday

Standing tall above the cityscape, McLaren offers more than just 21 storeys of panoramic views; it provides seamless connectivity just a short walk from Moor Street and New Street stations.



24/7 access



Use of communal business lounge



Refreshments



Bookable meeting rooms



Reception



Less than 5 min walk to New Street Station and the City Centre



On-site car parking



On site gym



Bike storage

Reimagined for the future, this vibrant hub is designed for ambitious businesses ready to grow, connect, and thrive at the heart of the city's energy.

Following a total £9.9m investment in its facade and internal spaces, McLaren has been transformed into a premier destination for flexible, affordable workspace. Here, elevation is about more than height: it is about scaling new ideas within a modern business hub that caters to every sector and size.



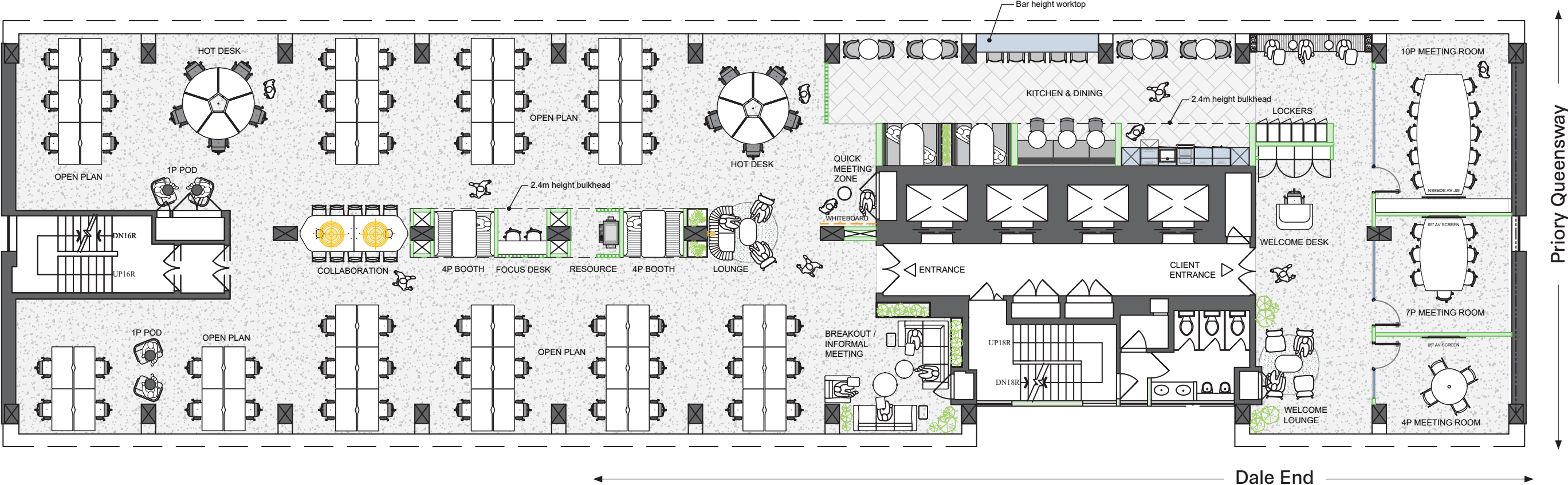
Click or
Scan



Your Space. Elevated.

Whatever your business needs, McLaren has a space to suit. Our flexible office options cater to businesses at every stage of growth.

Indicative floorplate of 5,750 sq ft that can be split as required.



All available space will be delivered open plan and in line with Cat A specification, including:

- Raised Access Floor
- Secondary Glazing
- Carpet
- Exposed Painted Soffit
- HVAC Modifications only

Flexible spaces to fuel your growth:

- Co-working Spaces:**
From just **£95** per month
- Leased offices:**
Tailored to your team's needs
at **£18 - £28.50 sq ft** from
398 sq ft to 5,750 sq ft



The 11th floor
5,750 sq ft fully furnished from just £23.50 per sq ft

Workspace options

Design a workspace perfectly tailored to your needs, with the freedom to customise a package that suits you.

Leased

Our leased offices are for companies that want to personally build a work environment and home for their brand and ethos. We provide the space and a place in our professional community, with the opportunities to connect with like-minded businesses and scale within the portfolio.

Your office can be a blank canvas, ready for you to shape, or you can work with our in-house design team to plan a space that fits your vision.

Key features:

- Space personalised to your requirements
- Optional design and fitout service
- You're in control of your day-to-day operations

Furnished

Designed for businesses that want a seamless move-in experience, our fitted and furnished offices provide everything you need from day one. Each space includes high-quality furniture, kitchen and meeting room facilities, and essential services like power and data—so you can focus on work, not setup.

Key features:

- Interior designed by us
- Fit-out and furniture included
- Ready to move in straight away

Managed

Our managed solution takes our Furnished offering one step further. Designed for businesses of any size, it includes the fit-out, furnishings and bespoke interior design, alongside rent, utilities, and connectivity—all in one customisable bill.

Key features:

- Fit-out and furniture included
- All operational services included
- One single customisable bill

Compare our workspace options

	Leased	Furnished	Managed
Flexible terms	✓	✓	✓
Fitout delivered by us	Optional	✓	✓
Furniture package		✓	✓
One single bill			✓
Electricity			✓
Internet	Referral	Referral	✓
Cleaning	Referral	Referral	✓
Facilities management			✓
Dilapidations			✓
Secure parking (building dependent)	Optional	Optional	Optional

What's included:

- 25% off meeting rooms
- 24/7 building access
- Cycle storage and lockers
- Access to on-site facilities
- On-site gym and changing facilities (building dependent)
- Wellness programme
- Events programme
- Business support

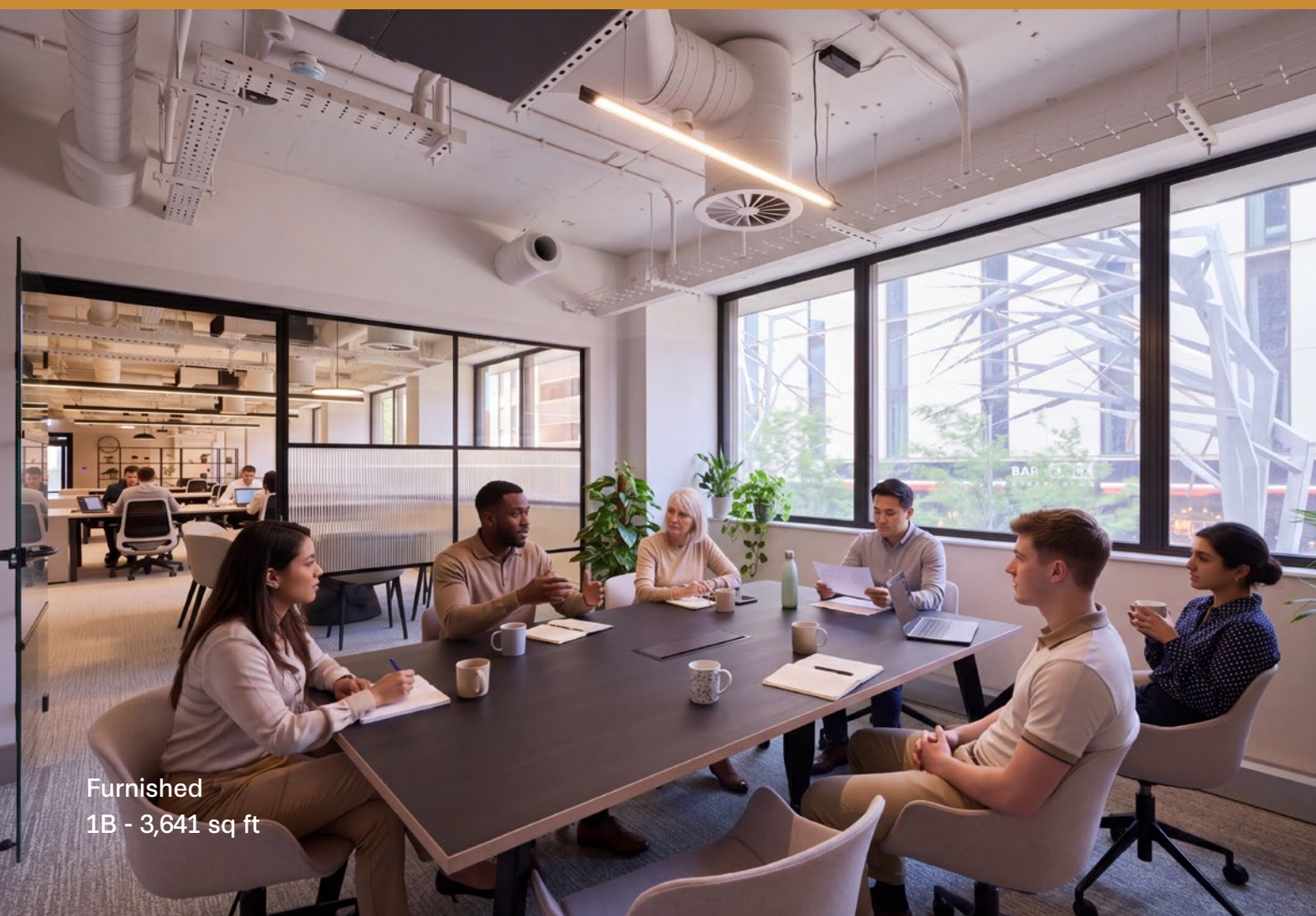
Find a **space** tailored to your exact needs

From just £18* per sq ft

*Additional charges may apply, subject to availability.



Furnished
1A - 1,614 sq ft



Furnished
1B - 3,641 sq ft



Fitted with kitchen and meeting rooms
3rd Floor - 5,750 sq ft



Showers



Lockers



Vanity area



Free towel service



Showers

Wellbeing. Elevated.

Experience an elevated start and finish to your day at McLaren with everything you need for an effortless active commute.

Our dedicated, free-to-use gym and studio are complemented by secure cycle storage with a repair kit, on-site parking, and a vanity area equipped with hair dryers and straighteners. Alongside premium showers and a complimentary towel service, these amenities provide a seamless environment for exercising and settling into your workday.

Click or Scan



360
TOUR



Onsite gym and studio



Towel service



Secure bike storage



Showers



Vanity area with hair dryers and straighteners



Contemplation room

City Life. Elevated.

Located in the city centre, McLaren offers quick access to New Street, Moor Street and Snow Hill stations

Major shopping and leisure amenities are within walking distance, while the Aston Expressway provides a 20-minute drive to the NEC and Birmingham Airport.

Amenities

Shopping & Leisure

- 1 Premier Inn
- 2 Aloft Hotel
- 3 Clayton Hotel
- 4 Selfridges
- 5 Bull Ring
- 6 Great Western Arcade
- 7 Snow + Rock

Leading Institutions

- 1 Aston University
- 2 Aston Business School
- 3 Birmingham City University
- 4 Millennium Point
- 5 Birmingham Metropolitan College
- 6 Royal Birmingham Conservatoire
- 7 Birmingham Ormiston Academy
- 8 Birmingham Magistrates' Court
- 9 Steamhouse

Eating & Drinking

- 1 Boston Tea Party
- 2 Perch
- 3 Bar and Block
- 4 Co-op
- 5 Sainsburys
- 6 Philpotts
- 7 Pret A Manger
- 8 Tesco Express
- 9 Subway
- 10 Wayland's Yard Coffee & Brunch
- 11 Greggs
- 12 Papa Johns
- 13 The Ivy Temple Row
- 14 Flight Club
- 15 The Grill Restaurant
- 16 Cafe Gazette



3 minutes
Walk to major academic institutions



2 minutes
Walk to restaurants and bars



2 minutes
From future HS2 station



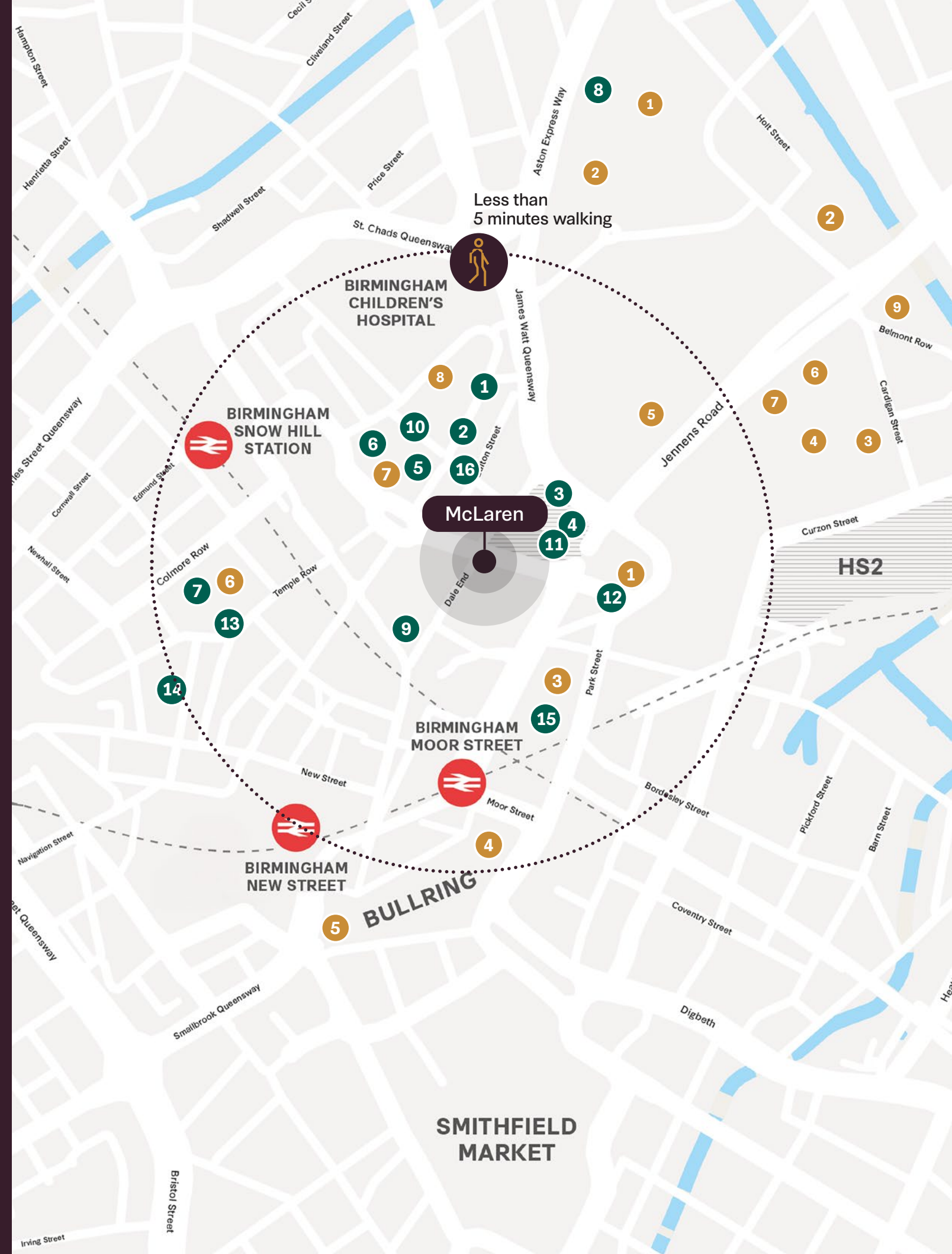
5 minutes
Walk to New Street and Moor Street train stations



5 minutes
Walk to Colmore Business District



3 minutes
Walk to Bullring shopping centre



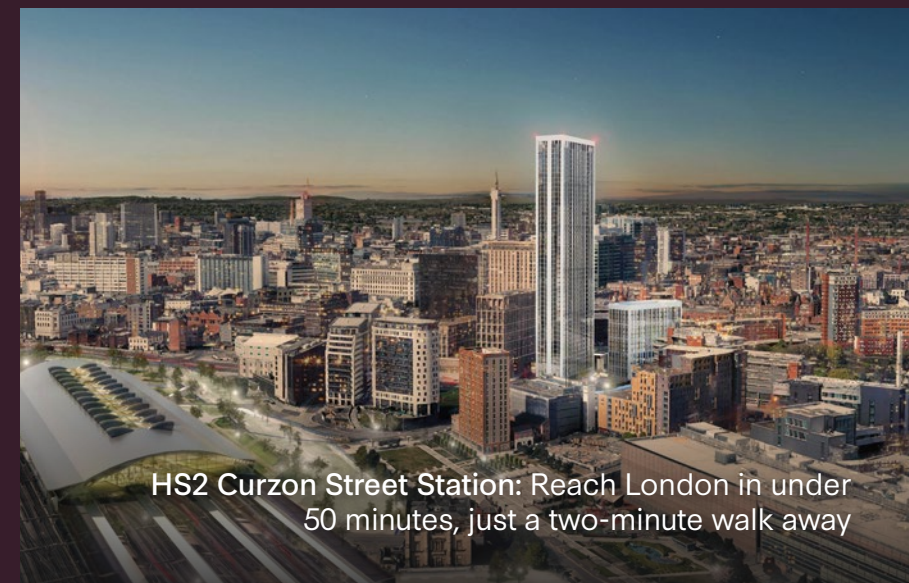
Eastside at the heart of HS2

McLaren is just 2 minutes away from the future of Birmingham.

McLaren is the closest business hub on the doorstep of the UK's most significant infrastructure. Located less than a two-minute walk from the future HS2 Curzon Street Station, your business is perfectly positioned directly adjacent to the Birmingham Knowledge Quarter.



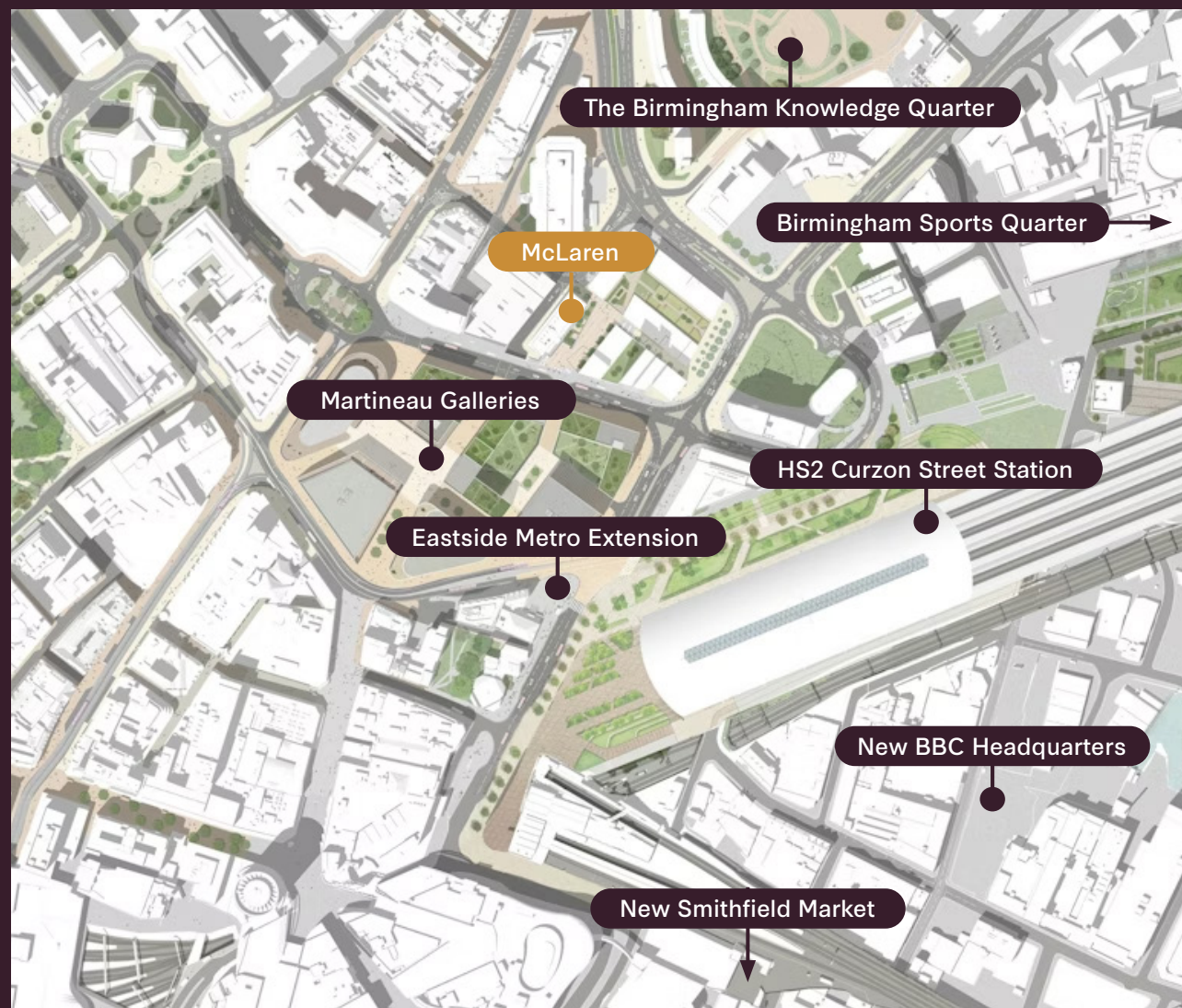
The Birmingham Knowledge Quarter:
Direct links to the city's leading academic and research institutions



HS2 Curzon Street Station: Reach London in under 50 minutes, just a two-minute walk away



Eastside Metro Extension:
Seamless city-wide transit on your doorstep





The New BBC Headquarters at Typhoo Wharf: Bringing the UK's premier broadcaster and a new cultural landmark to your doorstep in Digbeth.

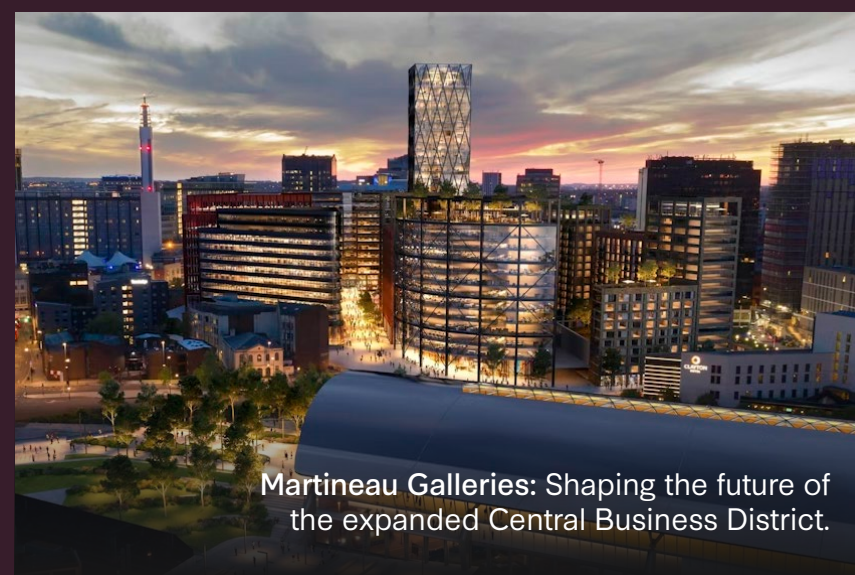
A district reimagined

Eastside is evolving into a world-class destination for culture and commerce.

As the Central Business District expands, McLaren offers a professional environment within reach of the city's most exciting redevelopments. Join the evolution of a district reimagined for the future workforce.



Birmingham Sports Quarter: A world-class 62,000-seat stadium and entertainment hub, directly linked to the city center and HS2 by the Metro.



Martineau Galleries: Shaping the future of the expanded Central Business District.



Smithfield Market: A major mixed-use transformation enhancing the city's leisure and cultural landscape.

Access meeting rooms and event spaces across our city-wide portfolio

Cornerblock

2 Cornwall Street, Birmingham B3 2DX

Meeting room capacity*

1x12 people

Event space: Rooftop Garden

✓ Gym

Centre City

7 Hill St, Birmingham, B5 4UA

Meeting room capacity*

1x6 / 1x10 / 1x16 people

Event space: Atrium – post 5pm

✓ Gym

✓ Co-working

✓ On-site Cafe

No1 BHIC

Selly Oak, Birmingham, B29 6SJ

Meeting room capacity*

2x6 / 2x16 people

Event space: 70 people

✓ On-site Cafe

✓ Co-working

Cornwall Buildings

45 Newhall St, Birmingham B3 3QR

Meeting room capacity*

1x4 / 1x5 / 1x10 people

Event space: Reception – post 5pm

✓ Co-working

Mclaren

46 The Priory Queensway, Birmingham B4 7LR

Meeting room capacity*

1x4 / 1x6 people

Event space: Reception – post 5pm

✓ Gym

✓ Co-working

Enterprise wharf

Holt St, Birmingham B7 4BB

Meeting room capacity*

1x4 / 1x6 / 3x14 people

Event space: 30 people

✓ On-site Cafe

✓ Gym

((())) Free superfast Wi-Fi

☕ Communal kitchens with premium refreshments

🖥️ HD wireless presentation screens

*Facilities : HD wireless presentation screens, superfast Wi-Fi, dedicated reception team, communal kitchens with premium refreshments



No1. BHIC

Community. Elevated.

With an active events programme, specially curated to encourage moments of collaboration and stimulate new thinking, Bruntwood SciTech provides the perfect setting for business growth and elevate your team's experience.

But don't just take our word for it, here's what our customers have to say:

“

I am convinced we have the best office Landlords in the game! Bruntwood SciTech really go above and beyond for us when it comes to the FREE events they put on for their tenants. Tonight we were treated to cocktail making, a salsa lesson and a delicious spread. Not to mention, the book clubs, summer festivals, breakfast club, Michelin star meals, Chinese New Year celebrations, Eid al-Fitr, massages, arts and crafts classes, the list goes on and on! Thank you for such a great night & so good to meet so many new friends from different offices!

Customer from Innovation Birmingham



“

As a lone worker I really value the opportunity to get out of the office and spend time with people outside my field. Bruntwood SciTech team members make it so easy and welcoming to all.

Customer from Cornwall Buildings



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.

5.8M

Sq ft of world-class specialist workspace

£500M

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

Home to **1,450** high growth start-ups, scale ups, and global businesses

31 city centre innovation hubs and **9** campuses

5.8m 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**



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.

View our
Sustainability
Brochure



Scan to find
out more

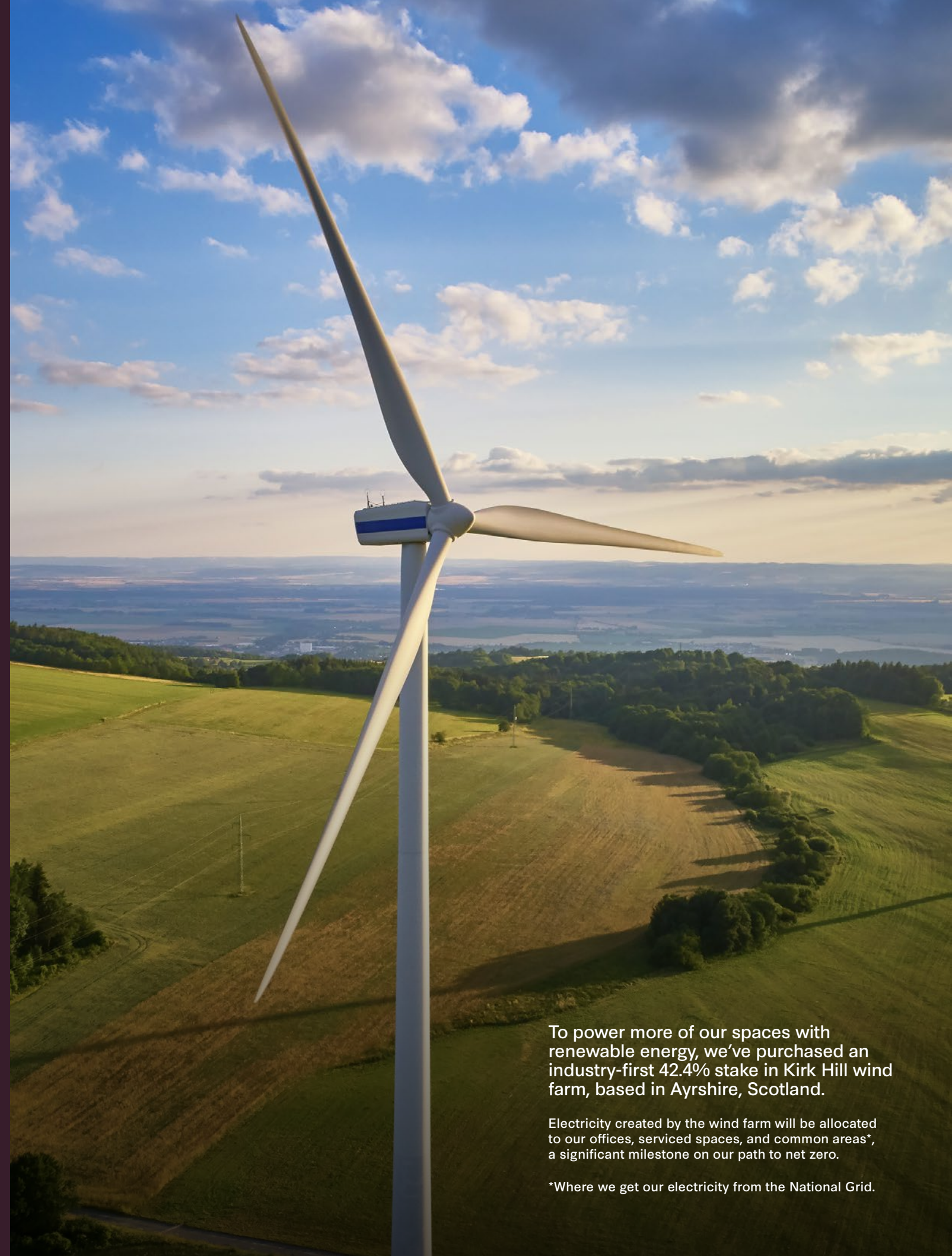
It's impossible to summarise all of our sustainability actions, goals and success stories into a few short paragraphs, so we invite you to dive deeper into our work by taking a look at our additional resources:

For more information, or if you have any questions, our dedicated team is ready to assist at sustainability@bruntwood.co.uk

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.



Amenity at your fingertips

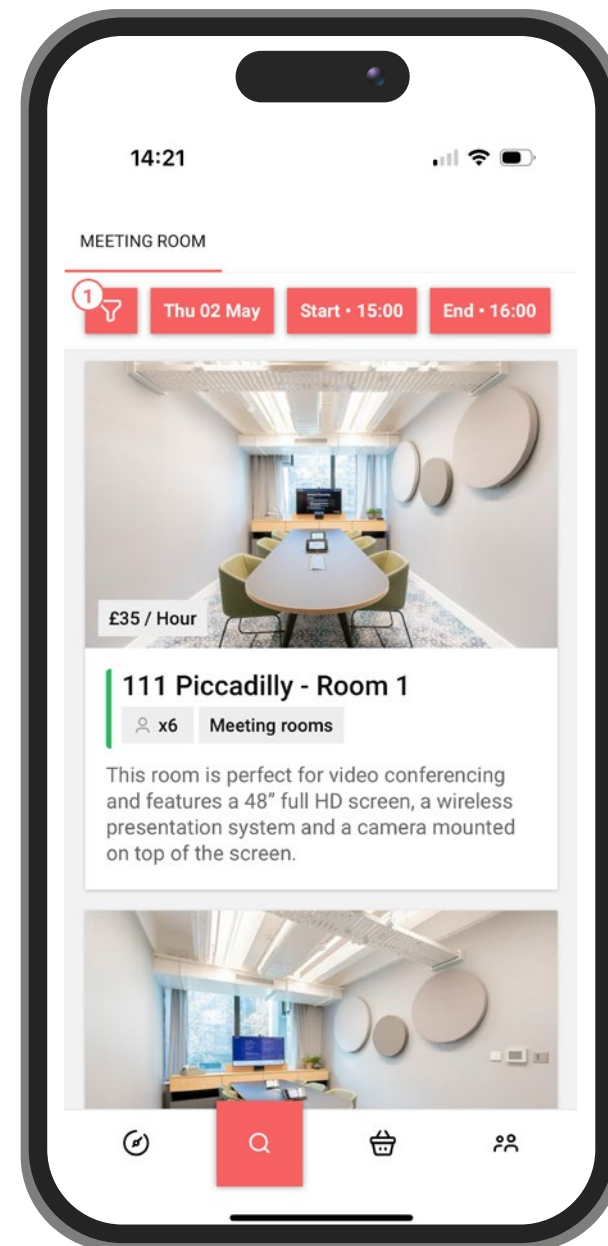
By being a Bruntwood customer you benefit from exclusive discounts at local retailers, meeting rooms and can RSVP to exciting events.

We work with local businesses to bring you exclusive offers and discounts for a variety of locations across Birmingham.

From food & drink to wellbeing offerings, you can check our customer app for a full list of discounts and offers.

Book meeting rooms, connect with the community, and receive exclusive discounts.

Available on:



Some of our partners offering exclusive perks in Birmingham:



Enquire now

Joshua Whiteley
Commercial Director
joshua.whiteley@bruntwood.co.uk
07766 917 273

Layla Bhayat
Commercial Manager
layla.bhayat@bruntwood.co.uk
0744 289 2065

bruntwood
SciTech

McLaren

46
The Priory Queensway
Birmingham
B4 7LR

   bruntwoodscitech

In line with the Misrepresentation Act 1967, Unfair Contract Terms Act 1977 and The Property Misdescriptions Act 1991, Bruntwood SciTech 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 SciTech 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 SciTech has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property. 4. Bruntwood SciTech 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.