

# The Exchange

A vertical garden wall is the central focus of the image. It is densely packed with various types of plants. On the left side, there are bright green, bushy plants. To the right, there are plants with dark green leaves and some with a reddish-brown hue. Small white flowers are scattered throughout the foliage. The garden wall is set against a solid, vibrant blue background. The overall composition is a close-up, slightly angled shot of the wall.

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SciTech







# A historic self-contained building in the heart of the city centre

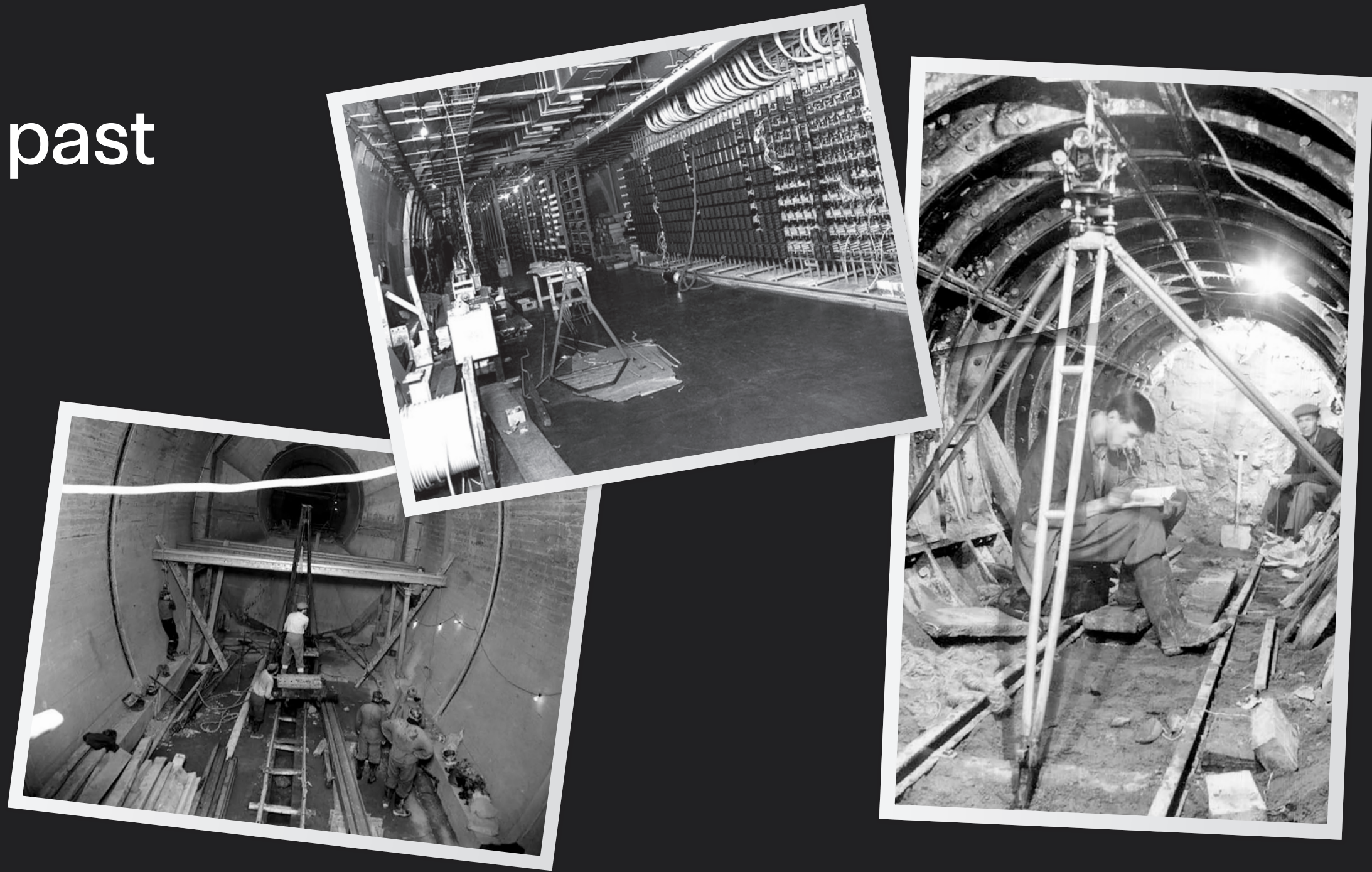
**Originally built in 1954, The Exchange was previously home to Manchester's telephone exchange and designed to provide secure communications in the event of nuclear war.**

This piece of historical Manchester has since been transformed inside and out to create over 40,000 sq ft of workspace across five floors, benefiting from large floorplates and high ceilings flooding spacious suites with plenty of natural light.





# A storied past



**1954**

Constructed to serve  
as Manchester's  
telephone exchange

**Cold War**

Ensured secure  
communication in case  
of nuclear war

**2008**

New York Street  
redevelopment with  
£1.5 million investment  
in the public realm

**Today**

A vibrant workspace with large  
floor plates and high ceilings,  
offering an attractive,  
light-filled environment



# Beautifully refurbished spaces

**Located on New York Street, in a prime business area close to Piccadilly and St Peter's Square, The Exchange has been completely refurbished to an immaculate standard.**

The large open plan floorplates offer ultimate flexibility allowing you to design your space around your style of working. The configuration of the suites means you'll also benefit from self-contained WC facilities



Superfast wifi



Communal business lounge



On-site customer team




Shower facilities




# First floor

Fixed desks 84-130


Key features




10,384 sq ft




3.7m floor to ceiling height




LED pendant lighting




Floor to ceiling glazing




Self-contained WCs and accessible shower



Raised access floor for optimal power distribution



Designed to accommodate 1 person per 10 sq m



Four meeting rooms with bifolding doors



1st Floor

360

TOUR





1st Floor	10,384 sq ft
Fixed desks	84
Hot desks	58
Phone booths	5
Informal meeting areas	6
Kitchen and breakout space	2
Meeting rooms	8




# First floor








# 3rd Floor


## Key features


- 


8,355 sq ft
- 

3.7m floor to ceiling height
- 

LED pendant lighting
- 

Floor to ceiling windows
- 

Self-contained WCs and accessible shower
- 

Raised access floor for optimal power distribution
- 

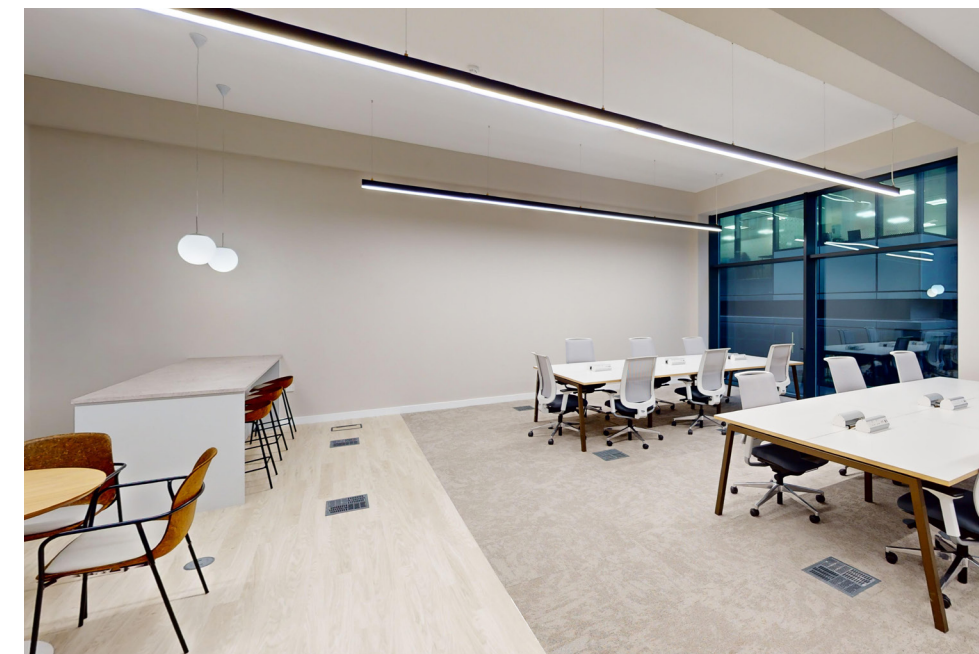
Designed to accommodate x person per 10 sq m



3rd Floor	8,355 sq ft
Fixed desks	90
Hot desks	22
Informal meeting areas	5
Kitchen and breakout space	1
Meeting rooms	3



# Interior designed furnished offices

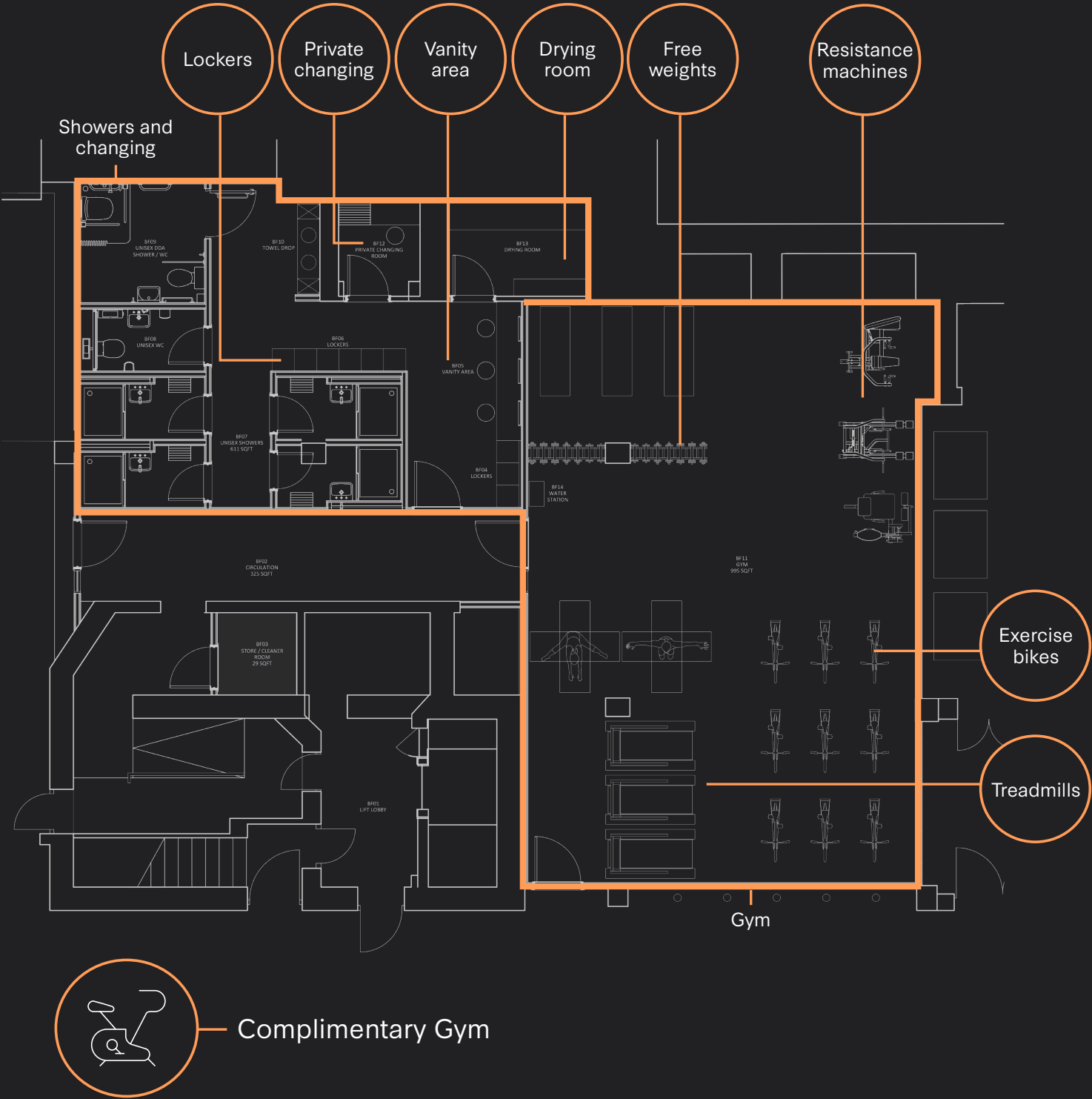


Fitted and furnished with kitchen, 8-person meeting room and up to 24 desks



# A hidden haven for wellbeing and luxury

Next door to The Exchange, a brand new addition to 5 New York Street is a customer gym. Your team will have complimentary access to the facilities. Alongside this will be new showers, high-end vanity area and drying room which will also enhance our existing cycle storage facilities.







The  
Exchange

Grad

bruntwood



# 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




# No ordinary address

Whether you're looking for somewhere to grab your lunch, a place to socialise with colleagues or a show stopping restaurant to take clients, you will find exactly what you need within minutes of The Exchange.


At the very centre of the city, the area around New York Street is ideal for shopping and quick bites. For a spot of lunch why not take a trip to Chinatown or see what treats are on Market Street. The city's coolest neighbourhood, The Northern Quarter, is just minutes away on foot and is home to

most of the city's street art, vintage shopping and with amazing coffee on every corner you can't go wrong.

For a hit of culture, the newly-redeveloped St Peter's Square is around the corner, along with the City Art Gallery, the Town Hall and the Central Library. You'll find the city's main Metrolink tram stops here and Piccadilly station is a short 8-minute walk away.



**4 MINUTES**  
walk to Market  
Street Metrolink



**8 MINUTES**  
Walk to  
Piccadilly Station

- 1 Mercure Hotel
- 2 Arndale Shopping Centre
- 3 Higher Ground
- 4 Rudy's Pizza
- 5 Cibo

- 6 Cut and Craft
- 7 Midland Hotel
- 8 NCP car park
- 9 The Alchemist





# 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



Click or  
scan

**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](mailto: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.





# Download the Bruntwood App

## We offer more than just workspace

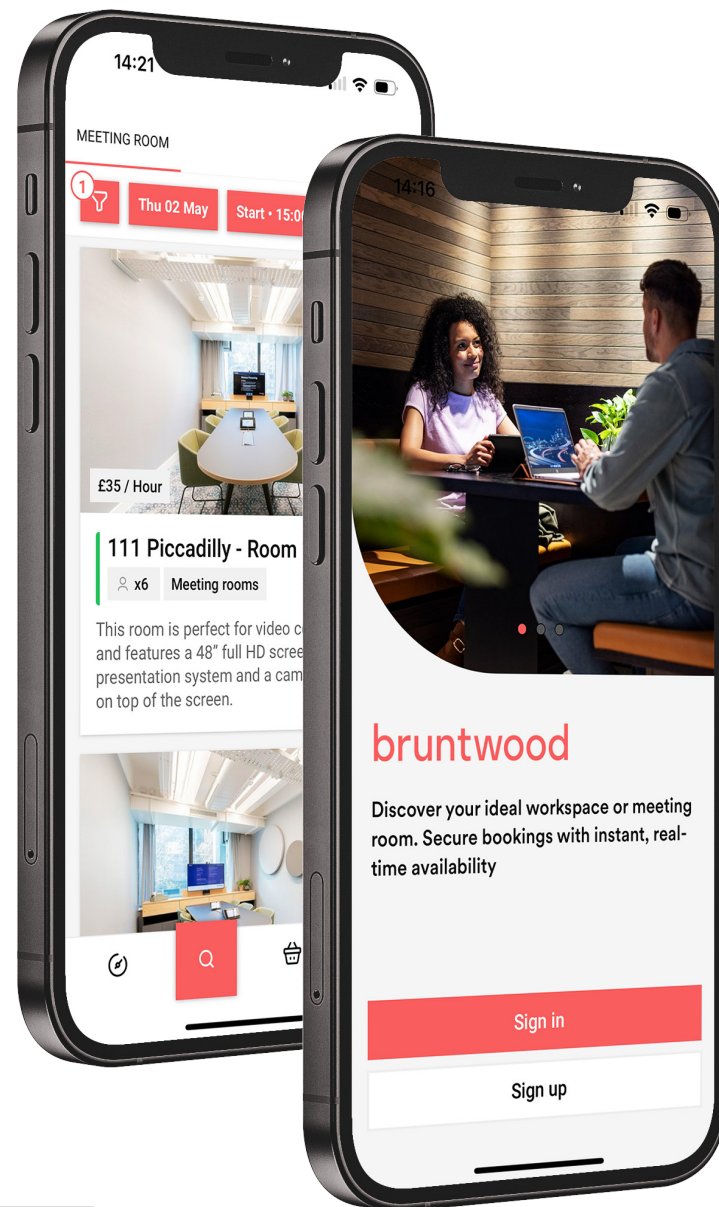
At Bruntwood SciTech, we put our customers at the heart of what we do.

As well as providing premium workspaces, we offer specialist business support as standard and we're perfectly placed to help companies form, scale and grow.

Join our Manchester community of over 400 like-minded businesses.

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

Available on:





# Interested in locating your business at The Exchange?

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