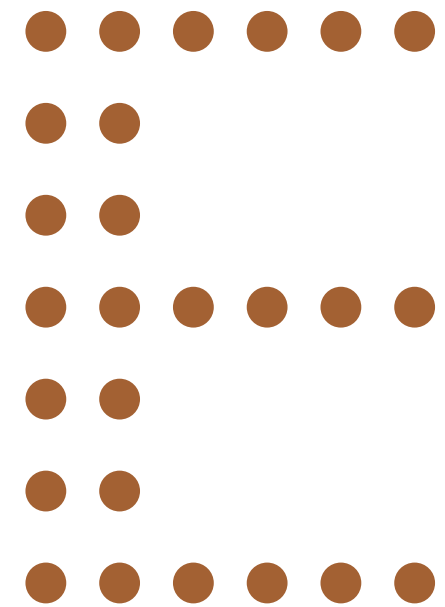




The Exchange

3 New York Street



Workspace designed
around connection

bruntwood
SciTech



The original story

Reimagined for tomorrow

Forged as a
fortress, built to keep
Manchester talking.



1954 Constructed to serve as
Manchester's telephone exchange

Previously Rutherford House, a telephone exchange in the 50s, today this piece of Manchester's history has been transformed inside and out.

Across five floors, over 40,000 sq ft of workspace, brings together generous floorplates, high ceilings and light-filled suites designed to support the businesses of today.

The nature of how we connect has changed, so we've brought the building into the modern age, but the soul remains untouched.

Built for everyday connection

A new space to thrive, connect and collaborate.

At The Exchange, we're not just refurbishing the building; we're creating the next chapter. By taking the 1950s heritage and infusing it with light, open air, and high-spec modern design, we're honouring its legacy in the most fitting way possible: keeping it at the centre of human connection.

Connection doesn't stop at your office door, so whether you need a change of scenery, an informal space for collaborative catch ups, or simply a relaxed spot to refuel over a fresh coffee, The Exchange will provide you with the perfect backdrop to step away, plug in, or unwind.



Generous, light-filled floorplates



Generous ceiling heights



Luxury ground-floor lounge, completing 2027



Indicative CGI



Indicative CGI

Coming
soon

The
Exchange

Indicative CGI



Shared tea point & lounge

Indicative CGI





Fuelling your mind, body and business

True connectivity doesn't end at your desk. At The Exchange, your team unlocks exclusive, portfolio-wide access to elite fitness and recovery amenities across Manchester.

A place to rest and recharge at KIN

When you're a customer at The Exchange, you can take advantage of the amenities at KIN, situated at York Street.



Indicative CGI



Indicative CGI

We're delivering a brand-new hot and cold therapy suite and premium vanity space that serves as the perfect place for you to revive and recharge, so you can perform at your best.

Whether prepping for a big day or recovering from one, we're creating a space where brief moments of pause yield hours of clarity at the desk.

-  Hot & cold therapy
-  Showers
-  Changing rooms
-  Vanity area with hair dryers and straighteners
-  Bike store



Fuel your lifestyle at 5 New York Street

If you're looking for a state-of-the-art gym then you have access to 5 New York Street's gym, which is right next door to The Exchange.

By blending high-spec heritage with modern wellness, 5 New York Street provides the tools you need to stay inspired, active and balanced with its new gym, premium vanity space, shower facilities and more.



Fully equipped gym



Bike store



Drying facilities
& towel service



Vanity area with hair
dryers and straighteners

Connected to the best of the city

The Exchange puts you right in the middle of Manchester, with everything you need within easy reach.

From quick lunches and coffee runs to after-work drinks, client dinners and culture, New York Street gives your team more than just a great place to work. Chinatown, Market Street and the Northern Quarter are all just minutes away, bringing independent cafés, restaurants, shops and some of the city's best street art into the everyday.



- 1 Bar Shrimp
- 2 Bar Posie
- 3 Higher Ground
- 4 Rudy's Pizza
- 5 Cibo
- 6 Cut and Craft
- 7 Northern Pour
- 8 Blank Street
- 9 The Alchemist
- 10 Arndale Shopping Centre
- 11 San carlo

For a cultural fix, St Peter's Square is just around the corner, home to Manchester Art Gallery, Central Library and the Town Hall. You are also well connected, with major Metrolink stops close by and Piccadilly Station only a short walk away.

A Manchester address that keeps work, people and the city connected.

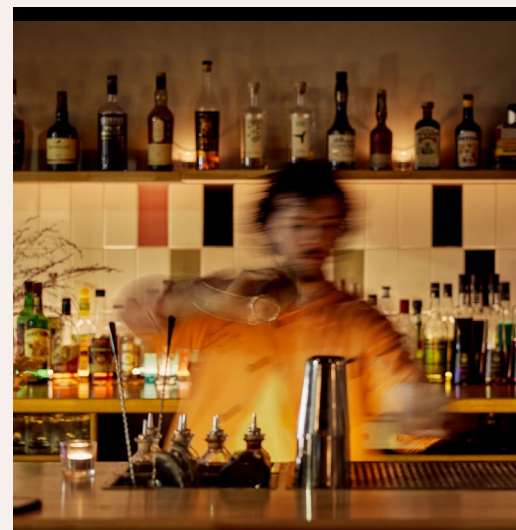


4 MINUTES
Walk to Market Street
Metrolink



8 MINUTES
Walk to Manchester
Piccadilly station





All the city's favourite

Just moments from the office

A modern workspace should make city life easier and a lot more fun. As part of The Exchange community, you'll unlock dedicated discounts across 80+ portfolio-wide retailers throughout Manchester.

From your team's go-to lunch spots to prime locations for post-work drinks and client dinners, you'll enjoy preferred rates wherever you go. Add in our calendar of hosted community events featuring tastings and pop-ups from local favorites - and you have a workplace experience that truly connects you to the city.

Rudy's
PIZZA NAPOLETANA

THE
CUT & CRAFT
STEAK RESTAURANTS

SAN CARLO

FEDERAL

ND

BLANK STREET

posie.

goosey

Bar Shrimp

DI++
COFFEE

MOOSE

**higher
ground**

Beautifully refurbished spaces





Expansive floorplates, bespoke to your needs

Whether you're building an vibrant open-plan workspace with high desk density or a hybrid setup built around teamwork, the floorplates at The Exchange give you complete freedom.

With generous 8,500 sq ft floorplates supporting up to 160 desks per floor, the layout naturally adapts to cross-collaborative and high-performing teams.

Plus, you won't have to navigate the transformation alone. Working hand-in-hand with our in-house design team, you can curate every square foot to match your company culture. From incorporating private phone booths, dedicated boardrooms, bespoke breakout areas, and collaborative hot-desking, our team are always on hand to support bring your vision to life.

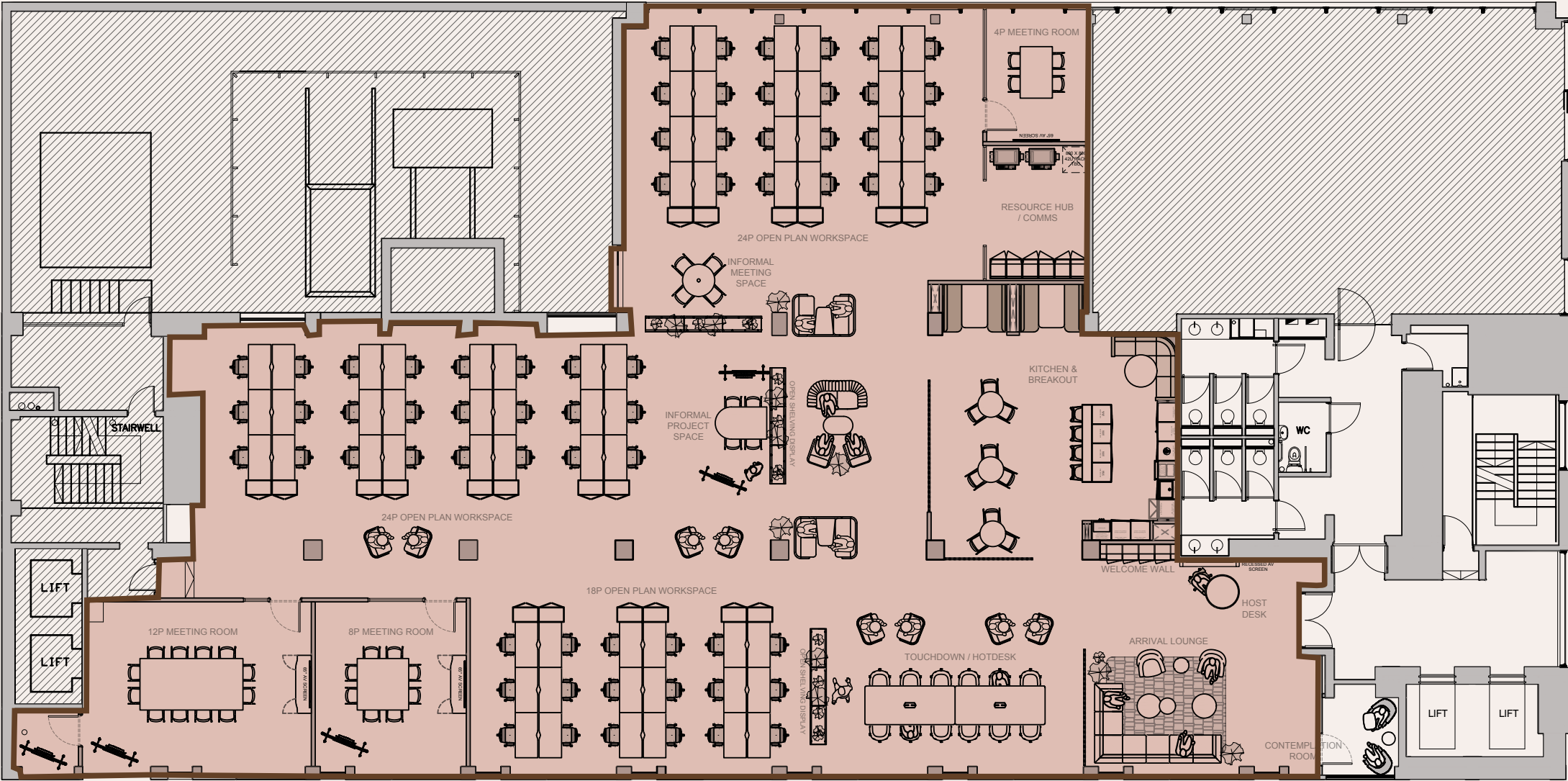
-  Superfast WiFi
-  Communal business lounge
-  Characterful workspaces

Indicative CGI

Indicative floorplan

6,603 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
-  Four meeting rooms with bifolding doors
-  66 desks



GEORGE STREET

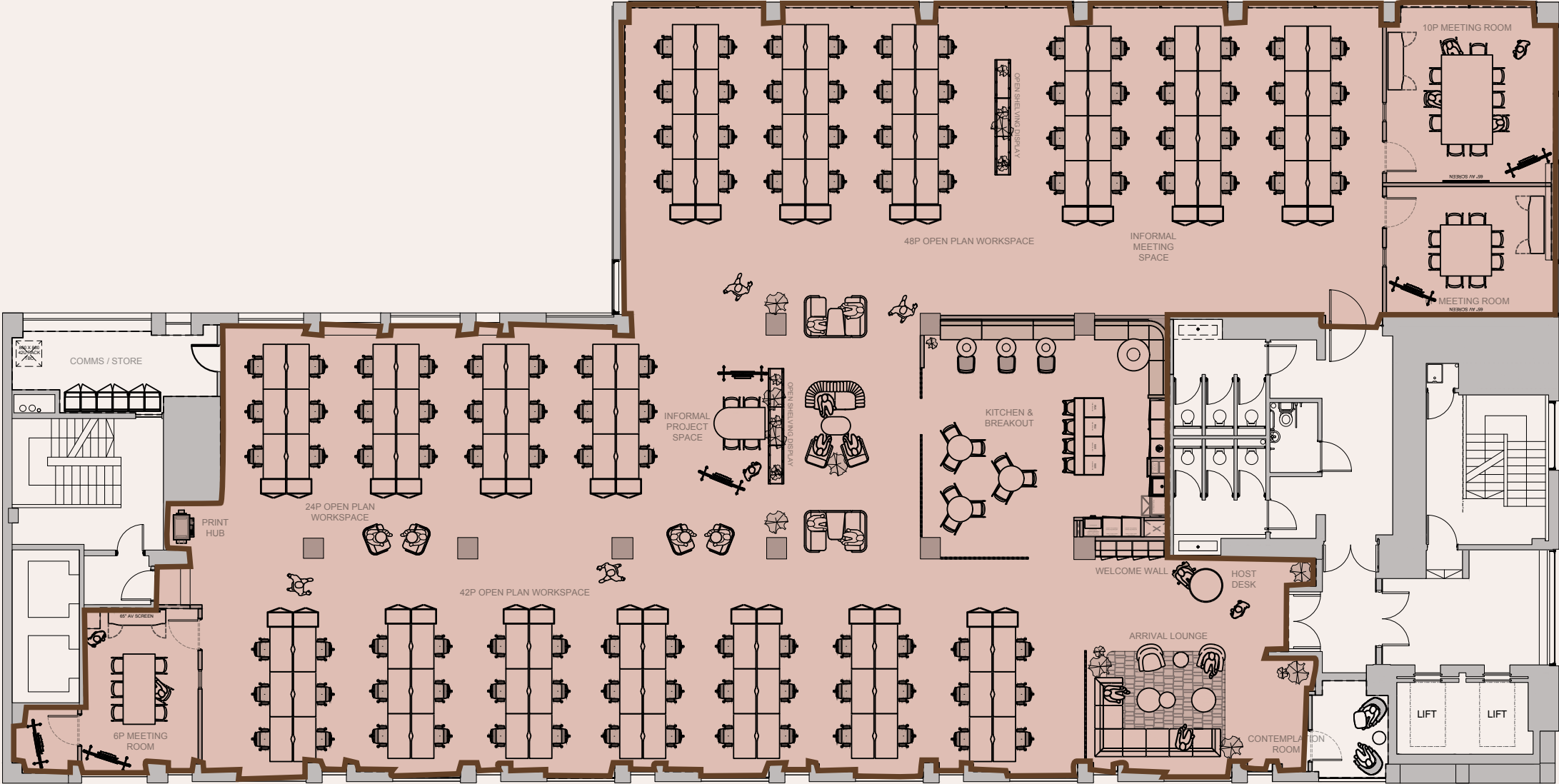
NEW YORK STREET



Indicative floorplan

8,355 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
-  Five meeting rooms
-  124 desks



GEORGE STREET

NEW YORK STREET





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



Bringing your people together

At The Exchange, your team has exclusive access to a diverse range of community events and innovation workshops, providing endless opportunities for them to connect, innovate, and grow.

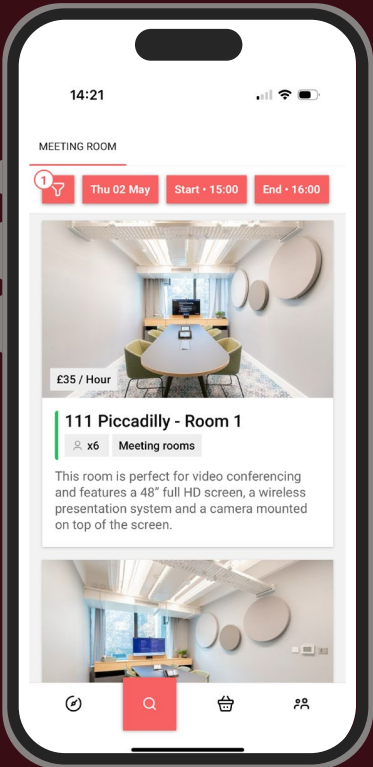
With a refreshed event programme released each month, your team can easily explore and book via the Bruntwood customer app.

Fuel your curiosity with:

Bespoke events with select partners, fostering collaboration on sector trends and investor programmes

Sessions focused on innovation, business growth, and trending topics

An extensive network linking you with government, businesses, and institutions, opening doors to experts, facilities, new markets, and customers



Create and connect:

Putting your people first, we host a variety of fun, engaging experiences to help teams across neighbouring businesses connect and unwind, including:



Yoga classes



Live music and comedy at Co-op Live



Seasonal socials



Theatre trips at the Royal Exchange



Creative workshops



Charity fundraisers



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.

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.



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



Book a viewing today

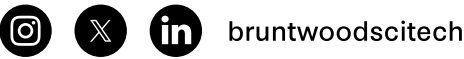
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