# 

A perfectly located, well connected hub

46 The Priory Queensway, Birmingham, B47LR

### bruntwood SciTech



# Come and join the network

Mclaren is part of Bruntwood SciTech, offering flexible, affordable office space for businesses of all sizes and sectors. It's easy to adapt and grow in this professional and personalised environment. Whatever your style of working, we will work with you to create a space that suits you and your brand.

We've created the type of environment that people genuinely enjoy. We bring our communities together regularly at social events so you'll be rubbing shoulders with Birmingham's finest.













## Introducing Mclaren

The site is located within Birmingham's Eastside, the home of the HS2 Curzon Street Station and part of major regeneration plans and investment. McLaren was built in 1972 originally as the HSBC headquarters and still houses the original bank vaults at basement level. It is one of Birmingham's tallest buildings at 21 Stories high and is a feature of the skyline. Internally it boasts great open plan suites with 360 degree views across the city.

With over £7.5m already invested in its external facade and internal spaces, McLaren is now undergoing a further £2.4m transformation.

This investment will introduce state-of-theart amenities, including a gym, bike store, customer lounge, and serviced offices, solidifying its status as a contemporary business hub.

This has put Mclaren on the map when it comes to flexible, affordable office space for businesses of all sizes and sectors.

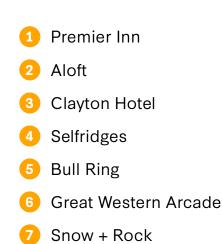


## The Neighbourhood

In the centre of the bustling city, Mclaren is within a 5-minute walking distance of Birmingham's busy New Street station, as well as being within close proximity to Moor Street and Snow Hill stations and all major bus routes. In addition, the city's shopping, leisure and cultural amenities are close at hand, plus easy access onto the Aston expressway and then wider motorway network puts the NEC and Birmingham Airport both within a 20-minute drive.

### Amenities

### Shopping & Leisure



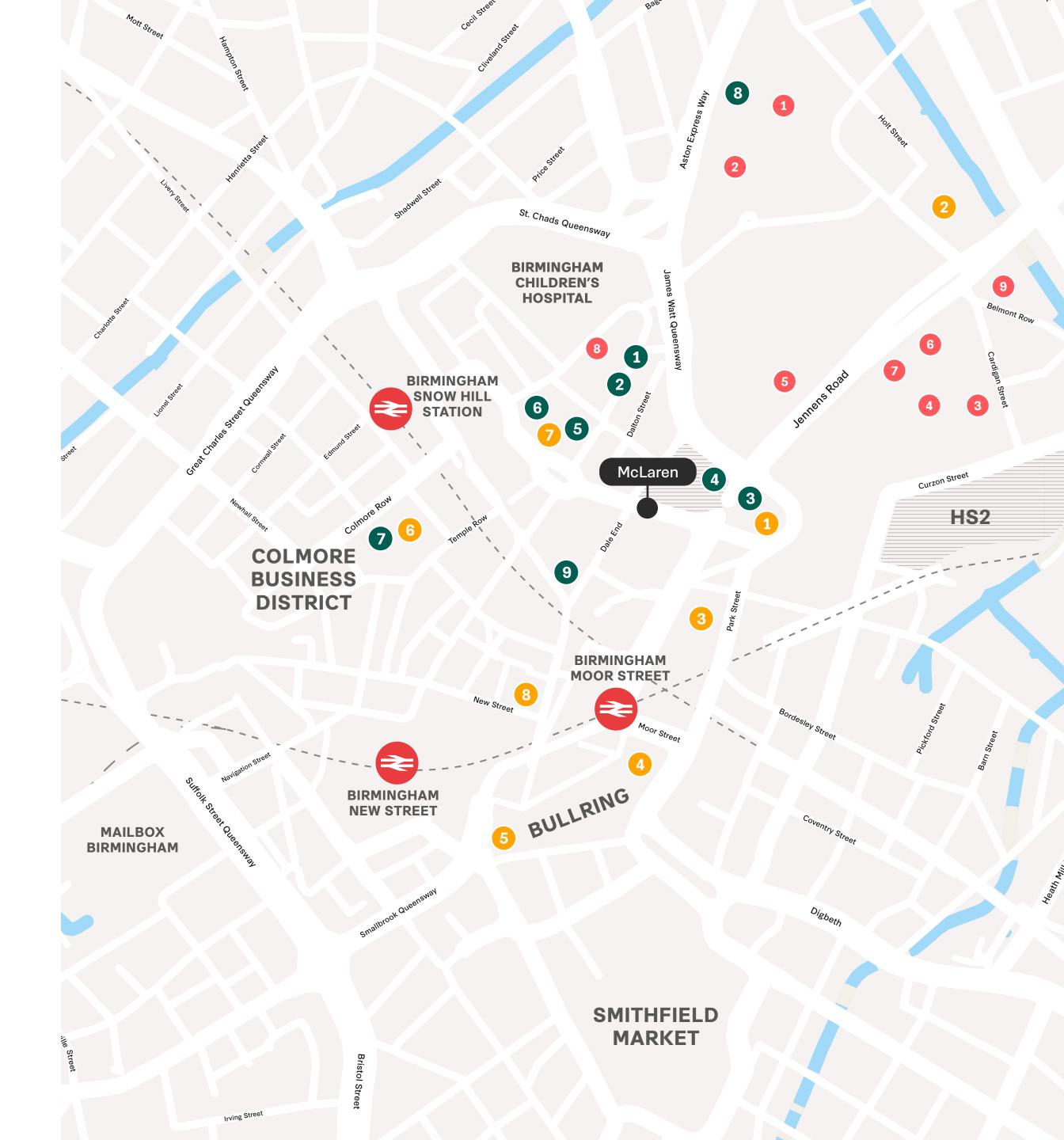
8 The Gym Group

### 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
- Subway

### Leading Institutions

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



## The future of Eastside

McLaren is just minutes from the upcoming HS2 Curzon Street station, part of the transformative Curzon Masterplan for Birmingham's Eastside Quarter.

- Attracted significant private investment and major infrastructure projects, driving growth and job creation.
- Expanding the central business district, including redeveloping key sites like Martineau Galleries.
- The Digbeth Creative Quarter will expand, integrating into the wider city and Knowledge Hub.
- New neighbourhoods will enhance city
  living and complement commercial, leisure,
  and cultural activities, including homes for
  the future workforce.



# Exciting things are coming

Due Spring 2025, Mclaren will undergo a further £2.4 million transformation introducing new, best-in-class amenities, including a state-of-the-art gym, secure bike store, customer lounge, serviced offices, and a contemplation room.











**A** 

### Customer lounge Coming 2025



### Co-working space Coming 2025



### A new look and feel

Toilets

Meeting room



### Serviced Offices Coming 2025



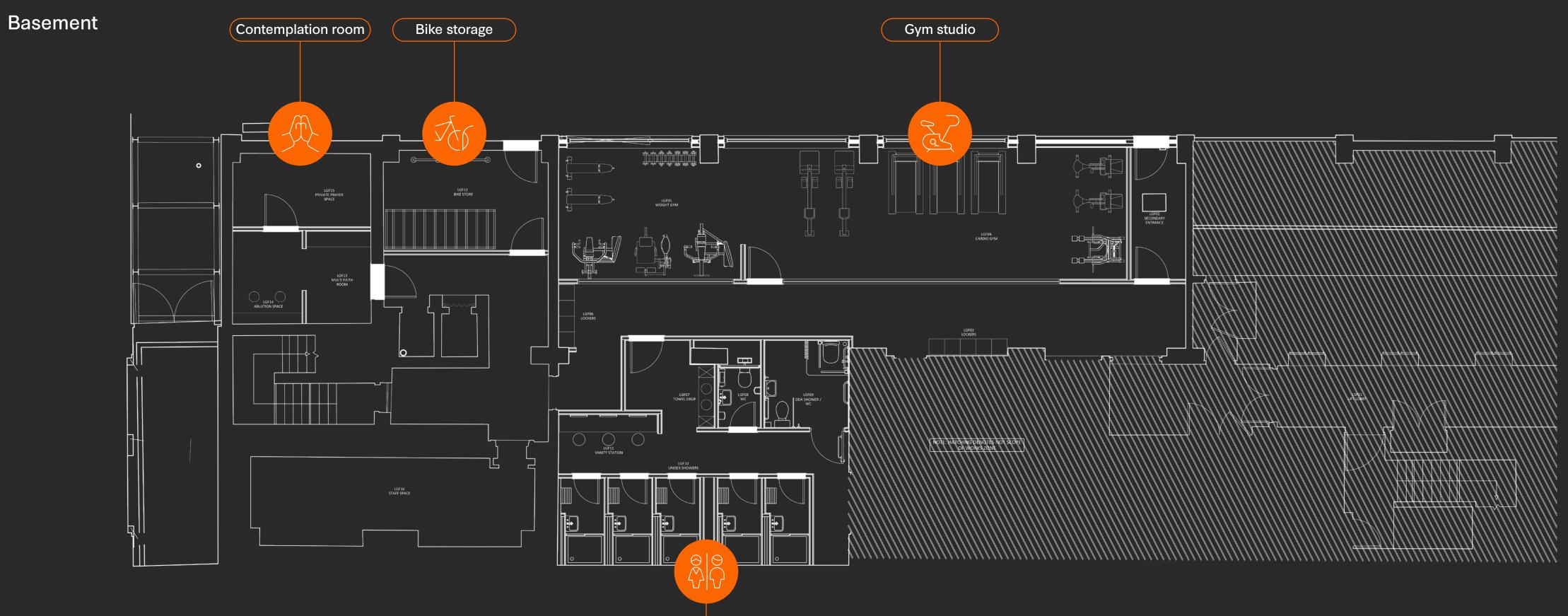
A SMILE IN THE M V



### Serviced Offices Coming 2025



## A new look and feel



Toilets & showers

### Fitness Studio Spring 2025

TUP



### Shower & vanity facilities Spring 2025



NOTO



### Shower & vanity facilities Spring 2025





### Specification





Gym



Meeting room



Breakout space



Showers and changing facilities

Contemplation room



City centre location



Secure cycle storage



Gym



### Business lounge



WiFi



Events programme



Concierge facilities



Excellent connectivity



Train station



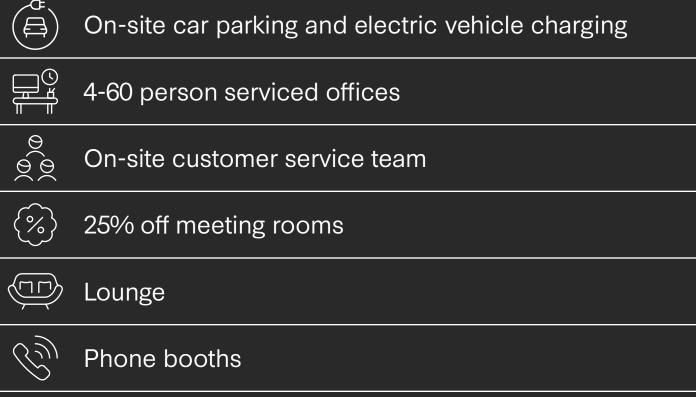
24 hour fob access

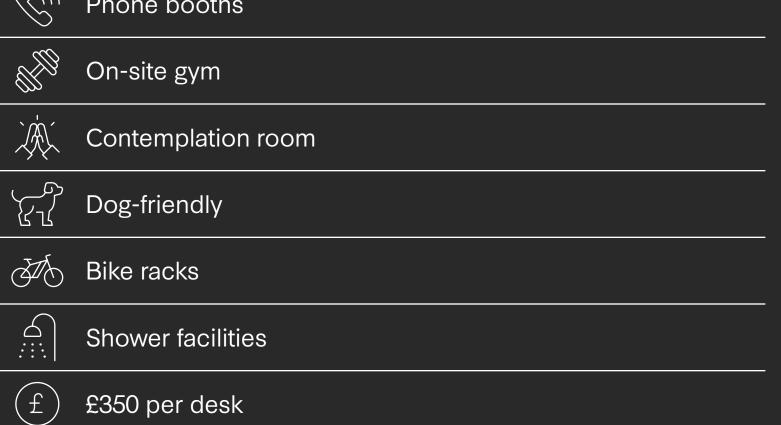


Onsite Car Parking

## Serviced Space

5 minutes walk to Moor Street train station, HS2 Curzon Street Station and the City Centre











## A citywide portfolio of property to access

Being based at Mclaren means your business becomes part of a citywide portfolio of properties, providing access to an extended range of spaces and facilities, including meeting rooms and outdoor spaces.

Need to host an event, meet a client or offer additional space to your team? Not a problem, just ask us how.

### Innovation Birmingham



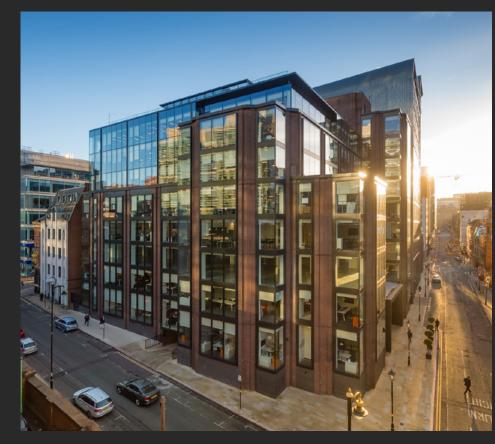
The region's leading tech ecosystem, with a vibrant events calendar and oodles of outside space.

### **Cornwall Buildings**



Beautifully designed serviced offices and meeting rooms in Colmore Business District.

### Cornerblock



Located in the heart of Colmore Business District, Cornerblock's roof terrace offers panoramic views of the city.

### **Birmingham Health Innovation Campus**



A state of the art campus for life science and digital health, colocated with University of Birmingham and Queen Elizabeth Hospital. BHIC offers excellent facilities including events space and lounge areas a stone's throw from the University of Birmingham.

### Mclaren





A well connected hub in the city's Eastside Quarter, Mclaren offers a superb business lounge should you need to access an alternative base.

### **Centre City**



Our largest innovation hub, providing 210,000 sqft of commercial office space next door to New Street Station.

Being based within the Bruntwood SciTech portfolio in Birmingham means that your business becomes part of a citywide portfolio of companies, providing access to an extended range of spaces and facilities, including event space, outdoor spaces and meeting rooms from £25 per hour.

### Centre City

Holt St, Birmingham B7 4BB



\*Meeting room capacity: 1x6/1x10/1x16 person

Event space: Post 5pm - atrium

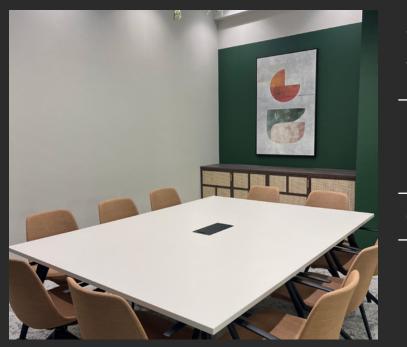
Gym: Yes

Co-working: Yes

Cafe: Yes

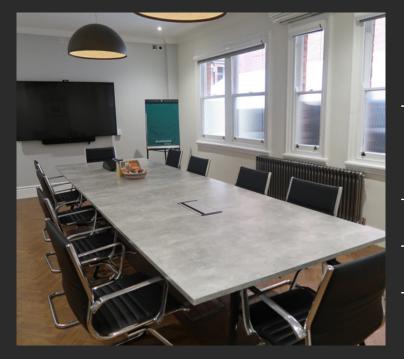
### Cornerblock

2 Cornwall St, Birmingham B3 2DX



### **Cornwall Buildings**

45 Newhall St, Birmingham B3 3QR



\*Meeting room capacity: 1x4/1x5/1x10 person

Event space: Post 5pm - reception

Gym: Yes

Co-working: Yes

**Innovation Birmingham** 

Holt St, Birmingham B7 4BB



\*Facilities : HD wireless presentation screens, superfast wifi, dedicated reception team, communal kitchens with premium refreshments

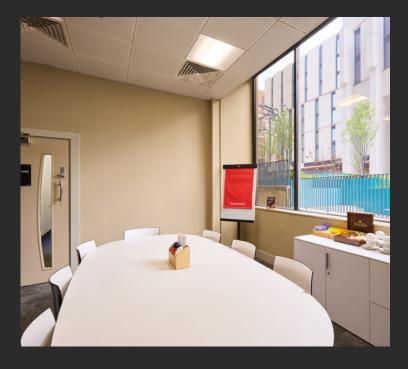
\*Meeting room capacity: 1x12/1x10/1x16 person

Event space: Rooftop Garden

Gym: Yes

### Mclaren

46 The Priory Queensway, Birmingham B4 7LR



\*Meeting room capacity: 1x6 person

Event space: Post 5pm - reception

Gym: Yes

Co-working: Yes

\*Meeting room capacity: 3x14 person

Event space: Yes, up to 30 people

Gym: Yes

Co-working: Yes

No1 BHIC Selly Oak, Birmingham, B29 6SJ



\*Meeting room capacity: 2x6/2x16 person

Event space: Post 5pm - amphitheatre

Co-working: Yes

Cafe: Yes

# A national network

Bruntwood SciTech is the UK's leading developer of city-wide innovation ecosystems and specialist environments, helping companies - particularly those in the science and technology sectors - to form, scale and grow.

We create and develop strategic partnerships with UK regional cities, universities and NHS Trusts to drive economic growth.

Our campus locations include Alderley Park in Cheshire; Innovation Birmingham; Birmingham Health Innovation Campus in partnership with the University of Birmingham; Melbourn Science Park in Greater Cambridge; West Village in Leeds; White City Deep Tech Campus in London; Liverpool Science Park as a shareholder in Sciontec Liverpool; and a cluster in the heart of Manchester's Oxford Road Corridor knowledge quarter – Manchester Science Park, Citylabs in partnership with Manchester University NHS Foundation Trust (MFT), Circle Square - a joint venture with Vita Group; and a £1.7bn JV partnership with The University of Manchester - Sister.

Our city centre innovation hubs include Bloc, 111 Piccadilly, Bond, Blackfriars and Pall Mall in Manchester; Platform in Leeds; Cornerblock, Centre City, Mclaren and Cornwall Buildings in Birmingham; and The Plaza in Liverpool.





LeedsManchester

• Cheshire

Liverpool

• Birmingham

○ Cambridge

 $\circ$  London



### Our customer portfolio





autocab















dentsu *NEGIS* network

octopusenergy

Quicktron













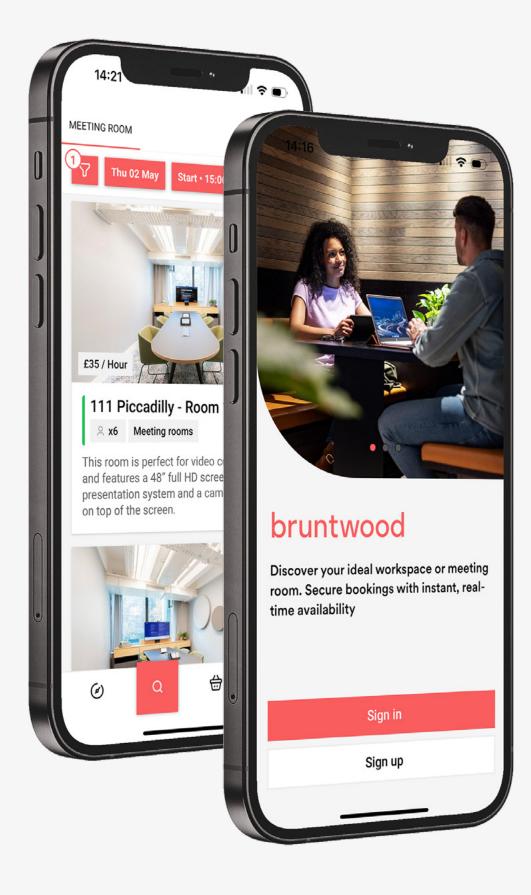
## Added extras

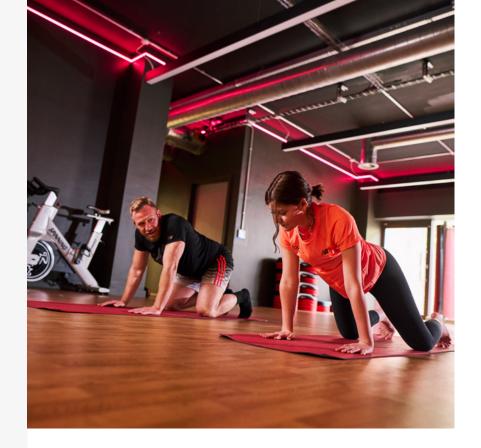
When you become part of the Bruntwood SciTech network, your team can access an exciting community program and exclusive discounts through the Bruntwood App. Enjoy events such as our annual summer social, theatre trips, food pop-ups, and many more.

Here's a snapshot of some of the national and regional partners we work with to deliver the best for you and your team:

Available on:

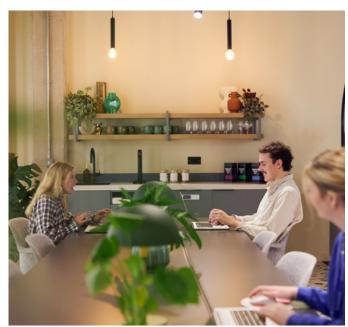






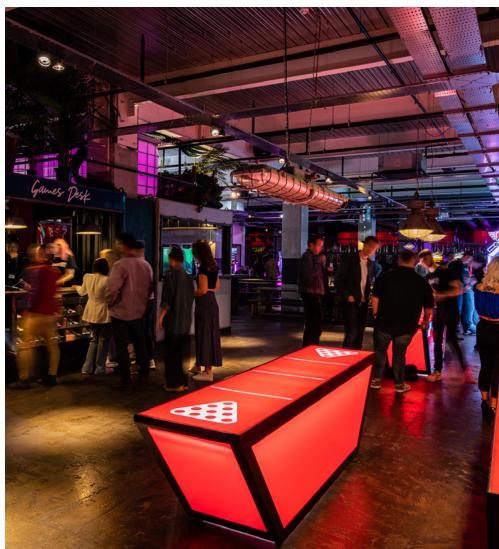












# A culture of sustainability

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 renewableUpgradingenergy - all commonbuildings -areas, serviced officesby changingand our own officesboilers to aare using grid-suppliedheat pumpelectricity generatedrelease lessfrom renewable sourcesemissions.



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 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.



## Thank you

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