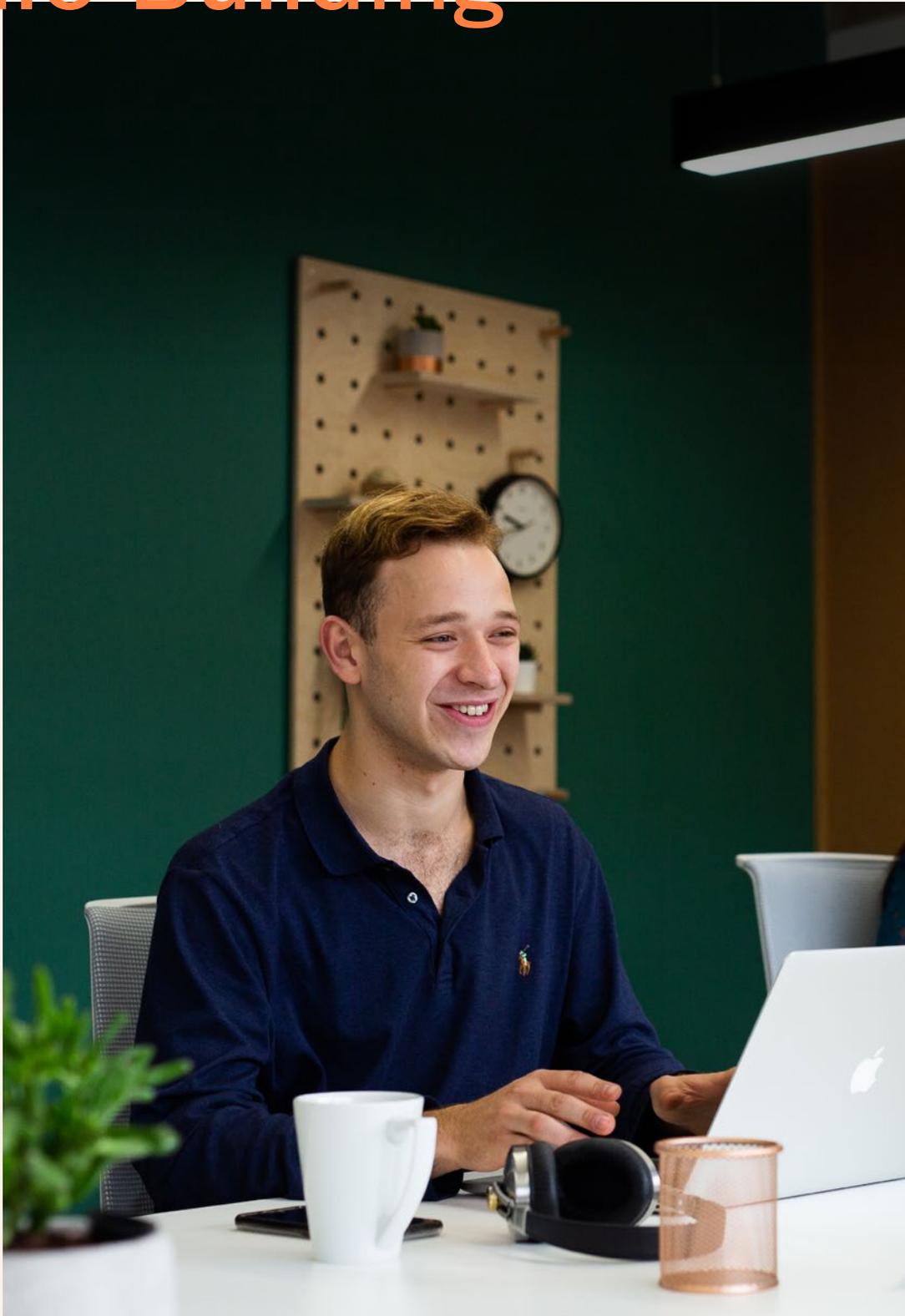


Valo Building





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.

A masterplan for Old Trafford



Our purpose is to create thriving cities and places, which means investing in more than just the property, it's being embedded in an area and creating a community within and around our buildings.

We have an unrivalled track record in leading development schemes adding value for occupants, neighbourhoods and sectors.

In 2017, Bruntwood entered into a Joint Venture (JV) partnership with Trafford Council in order to shape and enable the regeneration of the the area Civic Quarter Masterplan.

The Civic Quarter covers a 120 acre site taking in the Town Hall, Lancashire Cricket Club, former Kellogg's headquarter site, stretching up to the A56/Chester Road, past Trafford House to White City retail park.



Lumina



Village

Located next to Old Trafford tram stop is the 10 acre former Kellogg's headquarters site. Working together with Trafford Council, we have developed a masterplan to kickstart a true transformation of the area, soon to be know as Lumina Village.

This is a neighbourhood full of living and learning. A place where families, friendships, ideas and careers are all given space to grow.

Where a new school, an inspiring University and beautiful homes open onto a vibrant green, alongside buzzing local businesses and contemporary workspaces.

Here the streets are designed for people and playing out. Where the school run can safely be a run, walk or cycle. Where different generations enjoy the same neighbourhood. Where everything is life-sized, not high-rise. Where nature, nurture and new approaches to city living combine, to create a better balance and to benefit all.



This neighbourhood is rooted in Trafford's history and a sign of its future. On the site of the 1887 Royal Jubilee Exhibition that brought the world to marvel at British ingenuity, this is a place where all kinds of people will be inspired by liveable streets and green spaces. Living, working and learning here, they'll discover their potential, and become an active part of a thriving, nurturing community.

The first phase of this project was to convert the Kellogg's headquarter building into a purpose built ground-breaking educational campus.

Shared facilities

At Bruntwood Works, we know it's often the little things that matter so we have provided a few extras to really help you settle in.



Bike Storage



Wellness Room



Showers



Breakout Space



Parking



Cafe



Conference Room



Media Suite



Lecture Theatre



GF

Areas shared with UA92

- Reception
- Lecture Theatre
- Wellness Room
- Large Conference Room
- Media suite
- Cafe
- Reception
- Breakout Space

Breakout Space

Lecture Theatre

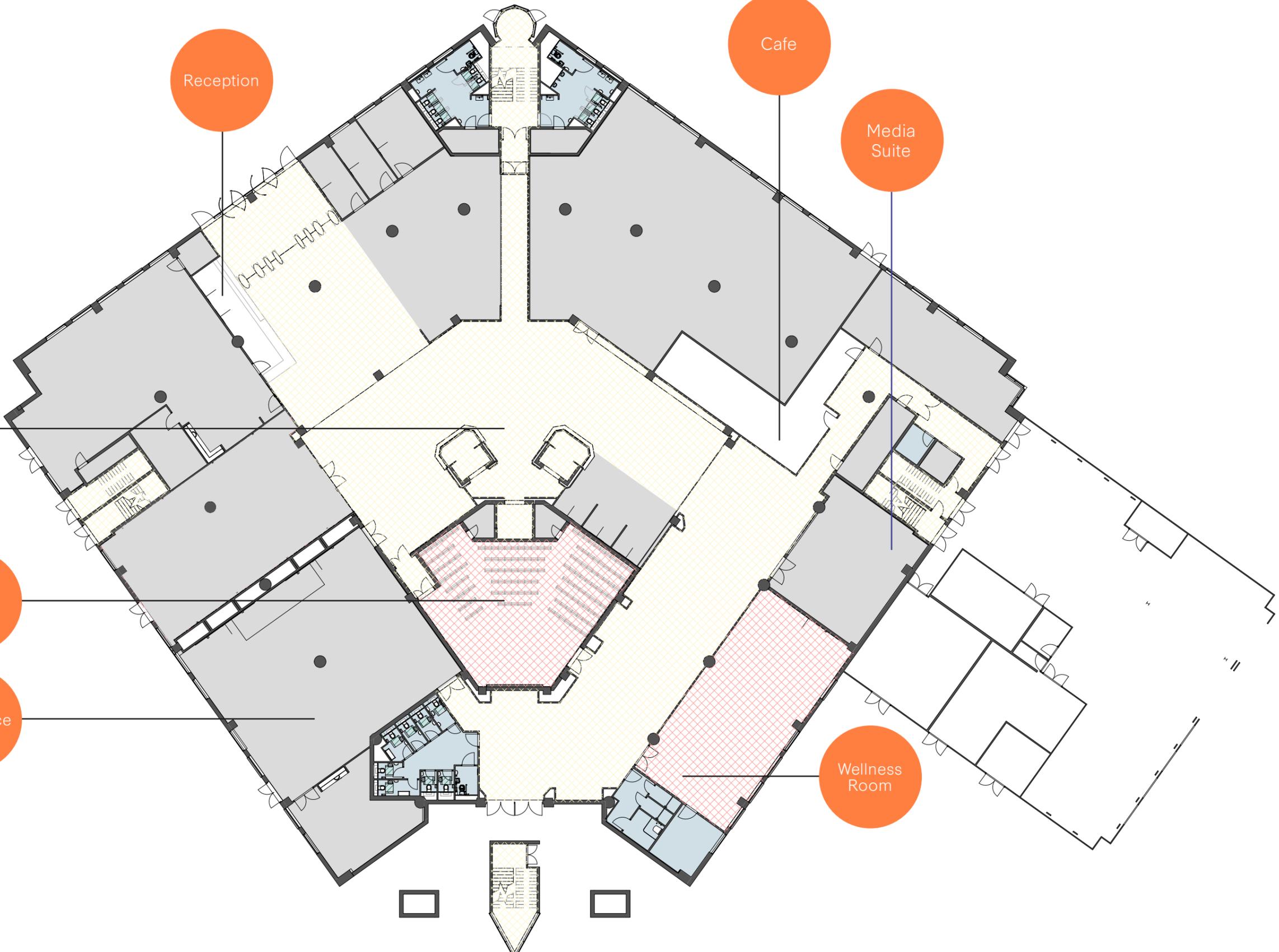
Large conference room

Reception

Cafe

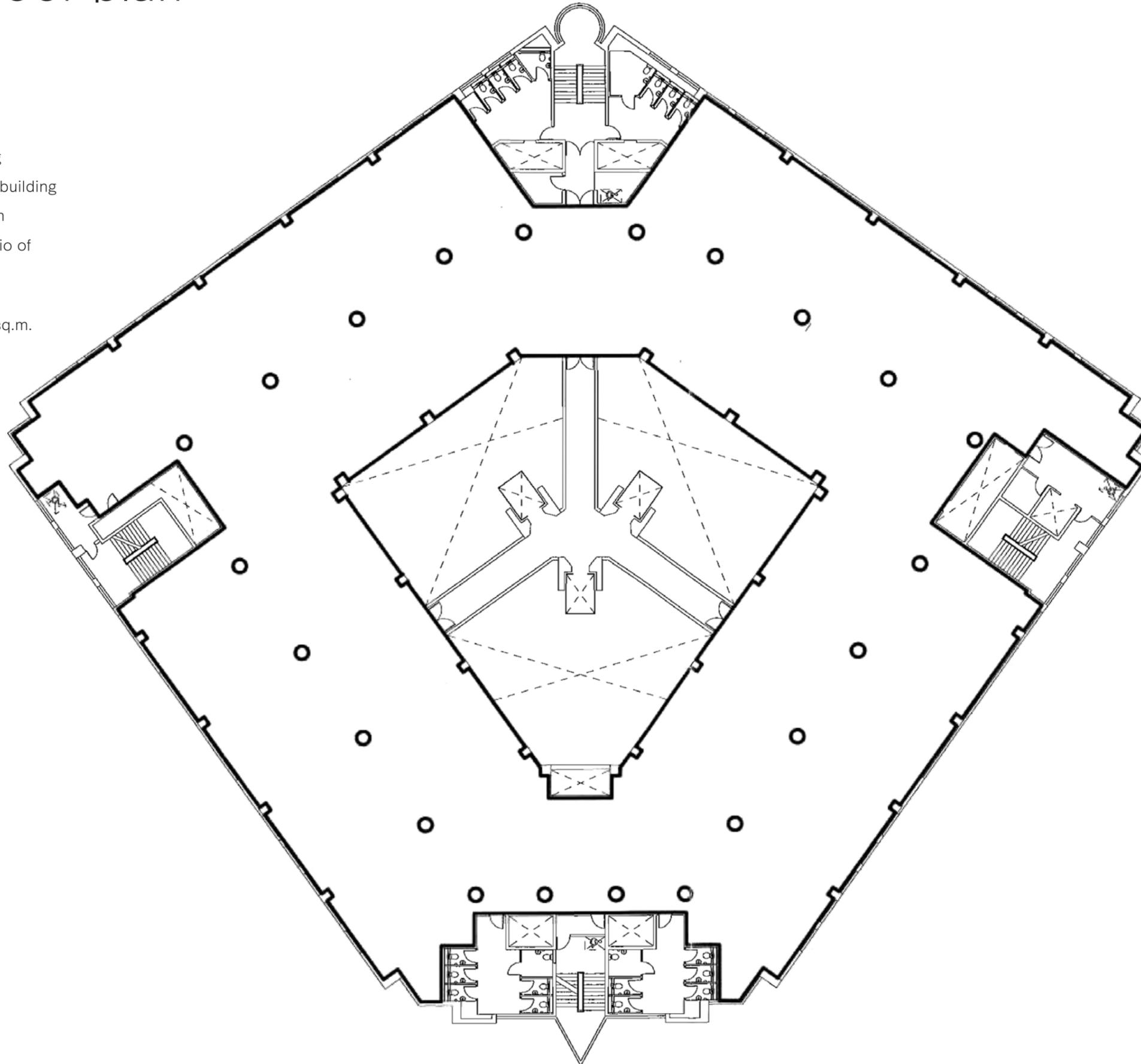
Media Suite

Wellness Room



Indicative floor plan

- Newly refurbished
- VRF AC system
- Mechanical ventilation
- Raised access floor LG7 lighting
- Existing fibre connection to the building
- Exposed soffit and HVAC system
- 23,476 sq.ft. (272 people at a ratio of 1:8 sq.m.)
- Pendant LED lighting
- VRF AC system installed at 1:8 sq.m.
- Floor to soffit height - 3.52m



Workspace at Valo Building, Lumina Village

Valo offers conventional workspace for those looking for offices in Old Trafford, Greater Manchester. The building offers high-quality, flexible workspace at an affordable price as well as a complimentary meeting room and a communal lounge. Occupiers will benefit from use of the lecture theatre, large conference room facilities, on-site gym and cafe.

No matter the size of your business, our range of office spaces means your business can adapt and grow when it needs to.





Working in Old Trafford

There is a wide selection of local lunchtime amenities to take advantage of within a short distance ranging from small retail offerings to global supermarkets.

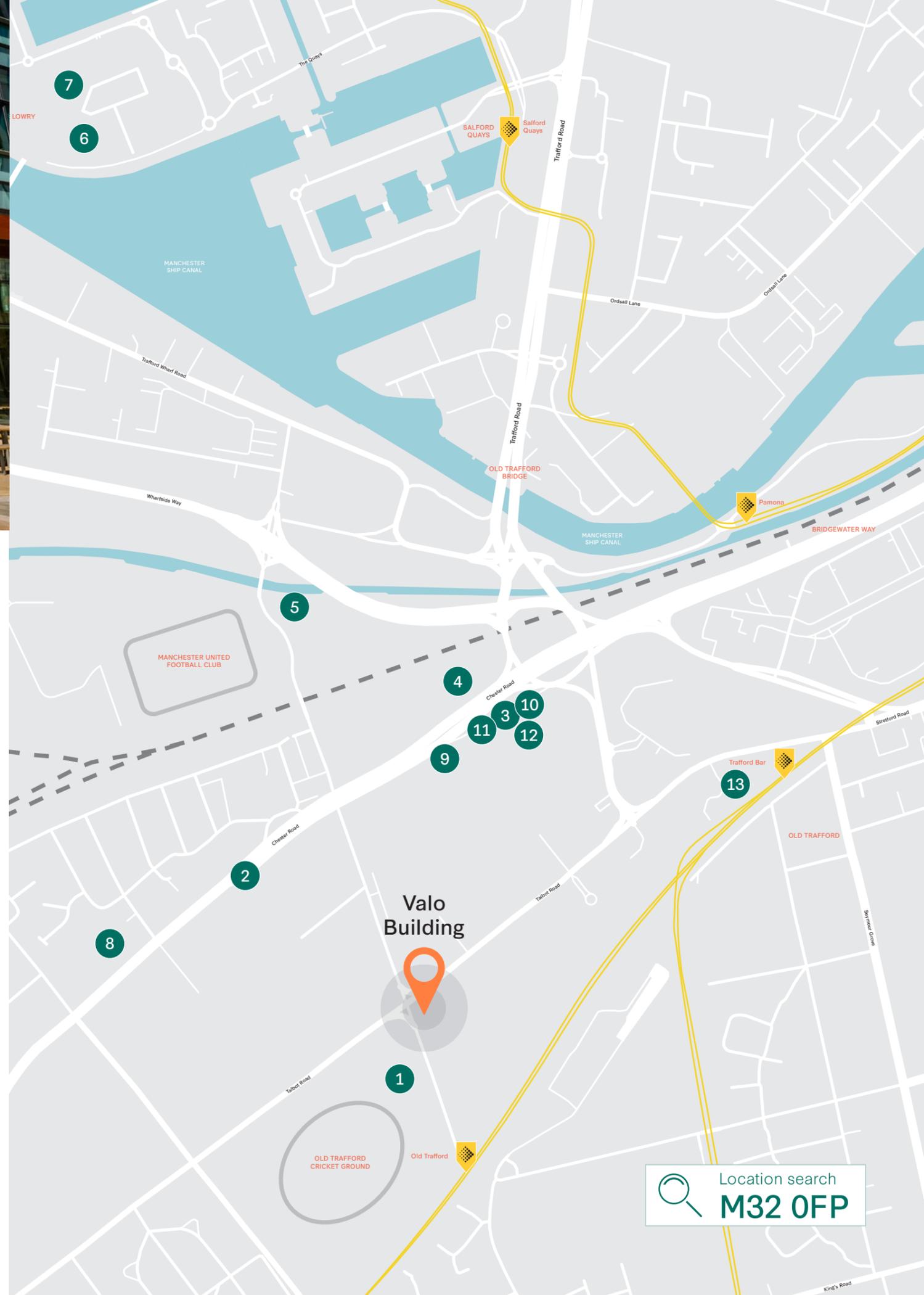
If your business entertaining takes a cultural turn the attractions of Salford Quays are within easy commuting distance, accessible via the Metrolink network. Take time out to visit an exhibition or a theatre performance at The Lowry, the Imperial War Museum or check out the new home of the BBC - MediaCityUK.

If retail therapy is your thing the award-winning Trafford Centre is within reach in addition to the long-established White City Retail Park on Chester Road and the Lowry Designer Outlet Mall at Salford Quays.

And if your clients or staff need somewhere to stay overnight then the Trafford Hall Hotel or the 68-bedroom Old Trafford Lodge at the Lancashire County Cricket Club both receive great reviews.

Shopping & Leisure

- 1 Caffè Nero
- 2 Tesco Extra
- 3 White City retail park
- 4 KFC
- 5 Cafe Football
- 6 Media City
- 7 Lowry Outlet
- 8 Aldi
- 9 M&S Food
- 10 Nando's
- 11 Aldi
- 12 Halfords
- 13 Trafford Hall Hotel



Location search
M32 0FP

Partnerships

Cities are catalysts for ideas, economic hubs, a place to learn and grow and we're invested in helping to preserve and improve that culture, and to create sustainable cities for everyone. Our approach is to be embedded in the cities in which we operate.

The cities people are attracted to live, work and play in have thriving cultural scenes and skilled, healthy communities. Culture can pull together a neighbourhood, build and grow a safe and positive environment, and majorly boost the wellbeing of the community. Our commitment to creating healthy, vibrant, and culturally rich places for people is as strong as ever, that's why we value and support our partnerships.

We actively collaborate with our partners to bring about real change, and not only do we partner with ambitious and groundbreaking arts and cultural organisations, but each year we commit a minimum 10% of our profits to environmental, civic and charitable initiatives.

Yfood



TEDx



Manchester International Festival



FORM

Just some of the partners we work with:

Strategic Partnerships



Amenity Partnerships



Culture Partnerships



Charitable Partnership



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 PORTFOLIO

8.6m

TOTAL OWNERSHIP IN SQ FT

3,017

TOTAL NUMBER OF CUSTOMERS

4.1m

TOTAL SQ FT IN MANCHESTER CITY CENTRE



The Collective

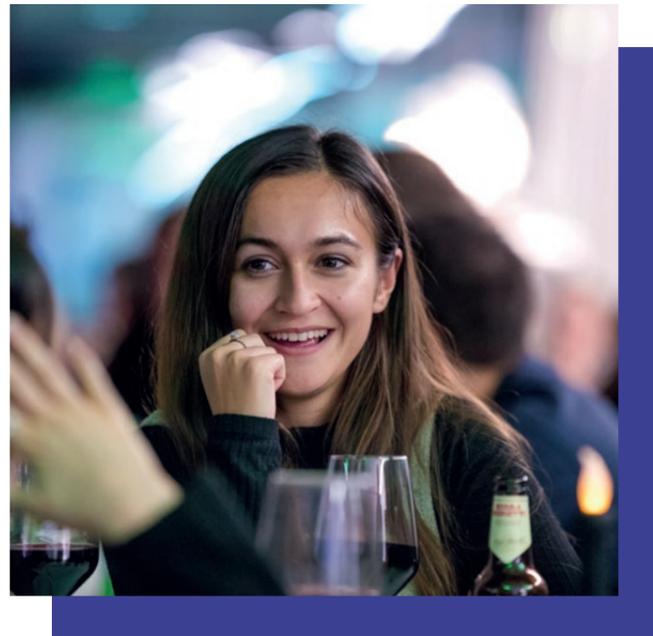
Being part of the Bruntwood Works community gives you access to over 50,000 incredible people across Manchester, Liverpool, Cheshire, Leeds and Birmingham (including our own team).

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.brunwood.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.brunwood.co.uk

Bruntwood Works
Union
Manchester
M2 3AZ

For more information please call us
or visit the website:

0161 233 7877
bruntwood.co.uk/works

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