

Mclaren



bruntwood
Works

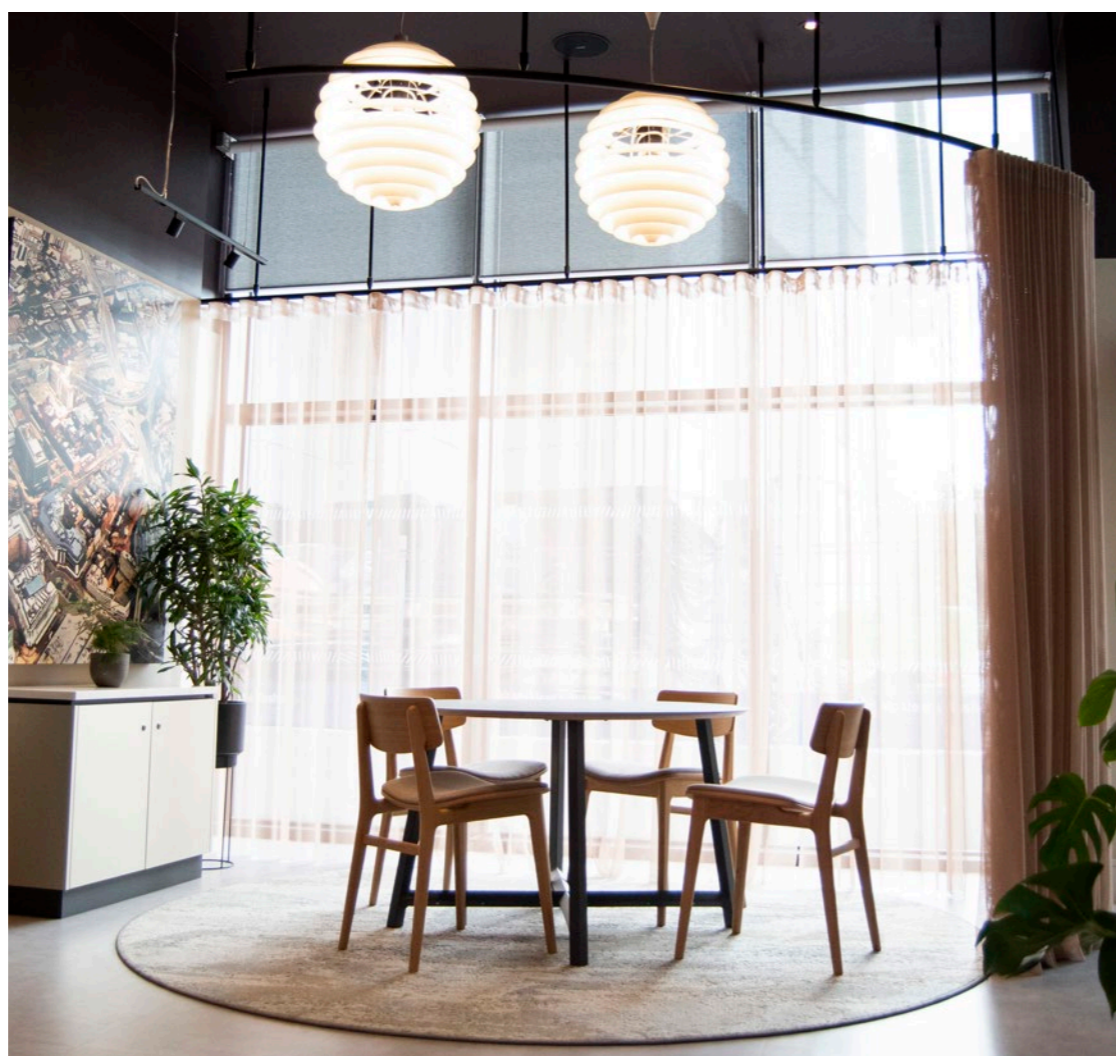
Flexible space in the Eastside Quarter

A central location and minutes away from the future HS2 terminal, McLaren is the perfect choice for new and growing businesses

As one of Birmingham's tallest buildings, McLaren is an instantly recognisable feature of the city skyline. With over £7.5m invested in its external facade and its internal spaces and facilities, the building has been transformed into a contemporary business destination.

The dramatic refurbishment has put McLaren on the map when it comes to flexible, affordable office space for businesses of all sizes and sectors. Located in the Eastside Quarter, the home of the HS2 railway station, this blossoming district of Birmingham has seen huge investment and McLaren offers you the opportunity to rent enviable office space in this upcoming quarter of the city.

McLaren's position adjacent to the city's Crown, Magistrate and Family courts has made it very popular with legal and professional practices, as has its competitive rents and business rates. So if you're looking for the right Birmingham location for your business, it's well worth making McLaren top of your list.



Industrious and thriving city

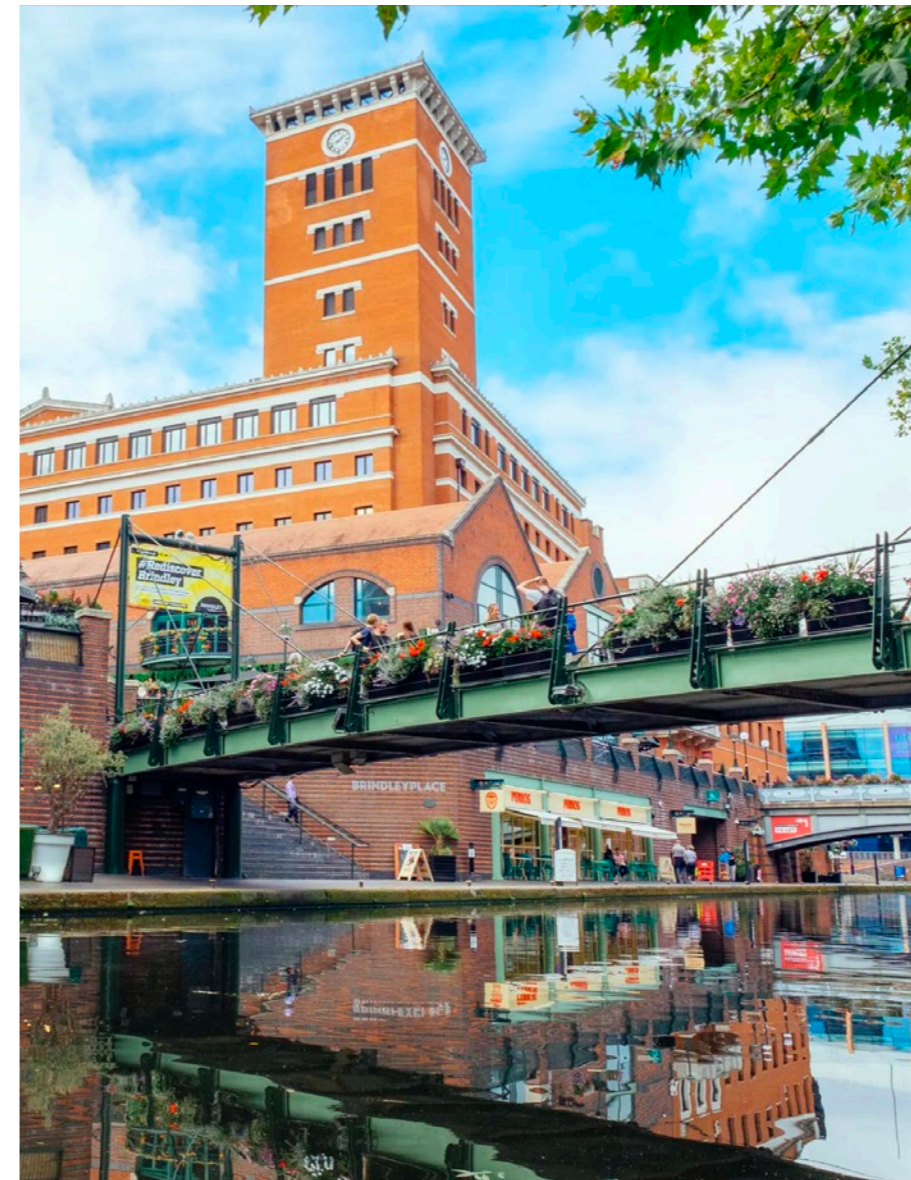
Once dubbed 'the workshop of the world', Birmingham continues to excite and innovate as it carves its new identity as a leading European business hub.

Its £94bn economy makes the Birmingham city region one of the major engines of UK growth outside of London, with over 98% of the UK's entire business and consumer marketplace within a four hour drive time. With a clear eye on the future, the city has in excess of £13.2bn worth of investment planned over the next 10 years, with over £10.5bn worth of investment planned or underway in the city centre alone. Having the youngest and most diverse population of any major city in the country has given Birmingham



a new edge and impetus, along with an open, thriving business community that is keen to collaborate and believes that anything is possible.

Birmingham's dynamism and sense of potential is what attracted us to bring the Bruntwood way of doing business to the city. As one of the UK's leading regional property companies, our business model is based on providing the right properties to help businesses of all shapes and sizes make their way up the ladder of success, because we firmly believe that our success relies on the success of our customers.







What we see in Birmingham is a place where determined and energetic individuals and businesses are encouraged and nurtured; a place where research and innovation is driving economic growth; a place where ever-more sophisticated transport links are making the city increasingly attractive as an alternative business location to the capital.

We see Birmingham as an ideal location for our business's future growth and development. This introduction to our commercial office offering at McLaren will hopefully convince you to make us the ideal property partner for your business's future development too.

Originally built as the headquarters of HSBC in 1973, McLaren has recently undergone a dramatic refurbishment.

With over £7.5m invested in its external facade and its internal spaces and facilities, the building has been transformed into a contemporary business destination. This has put McLaren on the map when it comes to flexible, affordable office space for businesses of all sizes and sectors. Located just off upper Corporation Street, McLaren neighbors the exciting new Exchange Square development opening on to the New City Square, a brand new half-an-acre public space.

-  Shower facilities
-  8 Person Meeting rooms
-  On-site car parking available
-  24-hour secure building access



Exchange Square Phase 2, Birmingham

Key features:

On-site customer service team

Secure bicycle storage

DDA-compliant access

Four 16-person lifts

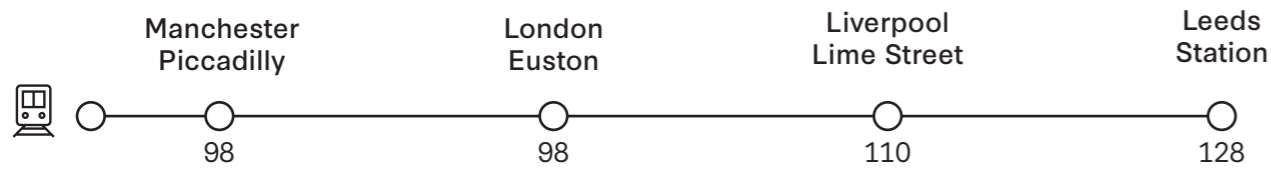
Separate 8-person meeting room

Location & amenities

Currently situated on the edge of the city's core business district, McLaren is within a 5-minute walking distance of Birmingham's busy New Street transport interchange, as well as the rail stations at Moor Street and Snow Hill.

In addition, the city's shopping, leisure and cultural amenities are close at hand, plus easy access onto the Aston expressway and then onto the wider motorway network, puts the NEC and Birmingham Airport both within a 20-minute drive.

Train times



Amenities

Shopping & Leisure

- 1 Apple
- 2 Marks & Spencer
- 3 Selfridges
- 4 Birmingham Museum
- 5 Tesco Express
- 6 Clayton Hotel
- 7 Birmingham Indoor

Eating & Drinking

- 1 Turtle Bay
- 2 Itihaas
- 3 Lasan Indian
- 4 Boston Tea Party
- 5 Gaucho
- 6 The Square Peg
- 7 The Botanist

Bruntwood Buildings

- 1 Cornwall Buildings
- 2 Cornerblock
- 3 Centre City





Leased Offices

Our leased offices are for companies that want to personally build a work environment in their own image.

We provide the space and a place in the Bruntwood Works community, but the rest is completely down to you. It's a blank canvas for your business, ready to customise to your liking.

Lease to any size with flexible contracts. Bring your own furniture. Manage your own bill payments. Brand your surroundings as you see fit. If preferred, we'll add an end-to-end design and fit-out service, led by the Bruntwood Works team.

**FREE
access to
business
support
programme
Spark**

Leased is ideal for:

Businesses of all sizes that want the flexibility of planning and managing their own office

Small businesses, scale-ups, large enterprises

Included as standard with Leased:

A private office

24/7 building access

Use of communal business lounge

Access to showers and changing rooms


25% off meeting room bookings for any Bruntwood Works venue

Optional design and fit-out services


Free access to business support programme **Spark by Bruntwood Works**

The Bruntwood app

Key features


 Flexible contract

 Design your own space

 Your own, private office

Example suite 16D

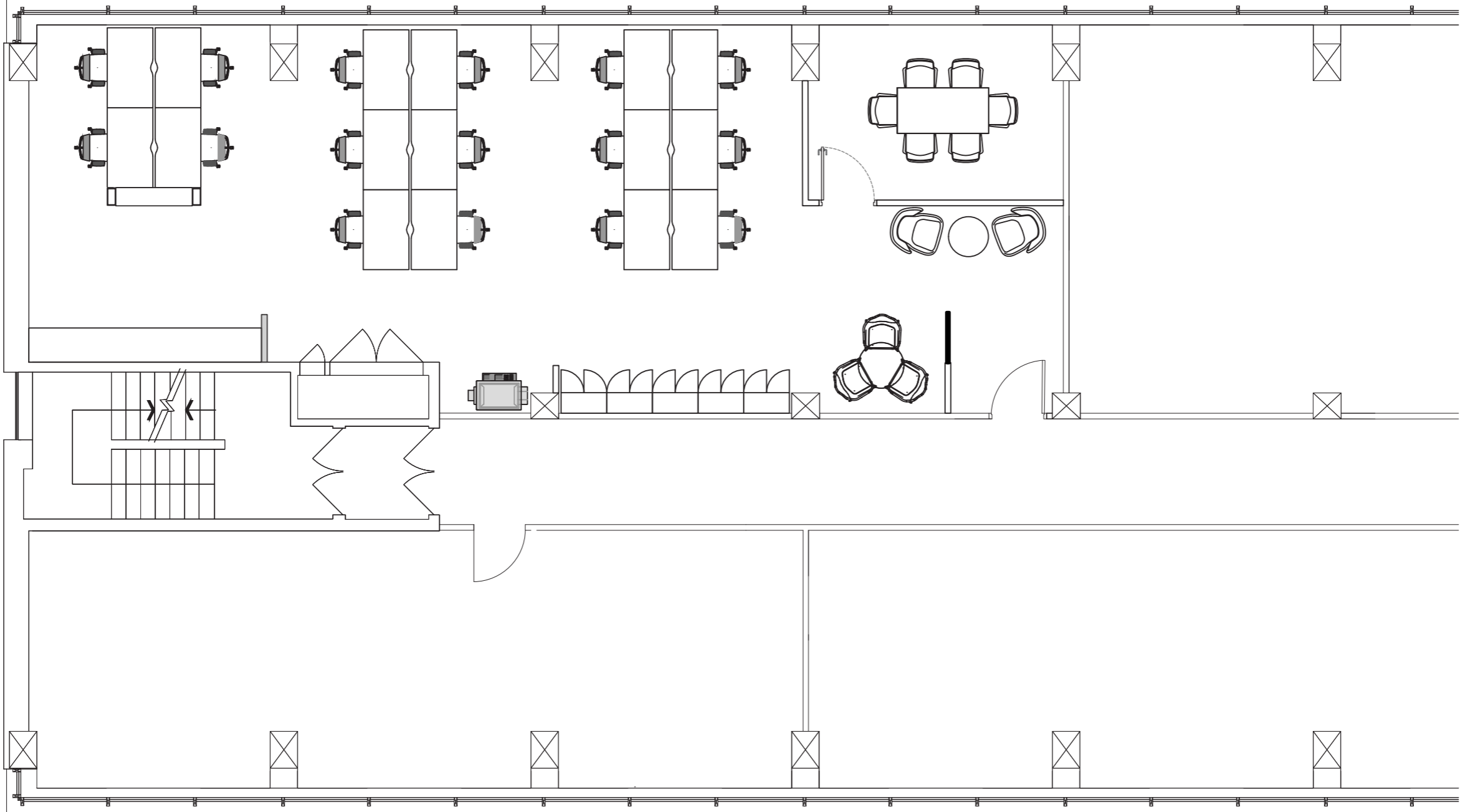
 **16**
Workstations

 **1**
Meeting room

 **1**
Breakout space

 **1**
Kitchen

 **1,260**
Total space Sq ft



Sparking great ideas

If our customers thrive, so do our cities and so do we. We want businesses that start out with Bruntwood Works, to grow and scale with Bruntwood Works.

Business Support

Building solid partnerships is part of our commitment and desire to create successful environments for people to work in. The Spark Programme will bring together the resources, community and connections our customers need to reach their business goals.

To deliver our best in class Business Support offer, we are working with Regional Partners such as Alliance Manchester Business School as well as nationwide organisations such as Enterprise Nation. Throughout the year we will be delivering a mixture of in-person and online events across all of our Regional Cities.



Spark Webinars

Hear from industry experts on subjects relevant to your business, providing insightful knowledge for you to build on.



Spark Advisors

Exclusive to Bruntwood Works customers, you can access advisors, one-on-one, giving you tailored advice and practical support based on your needs.



Spark Connections

With over 40 years experience within our cities and 55,000 people based across our buildings, we have a wealth of customers and contacts to connect you with, so you spark a new connection.

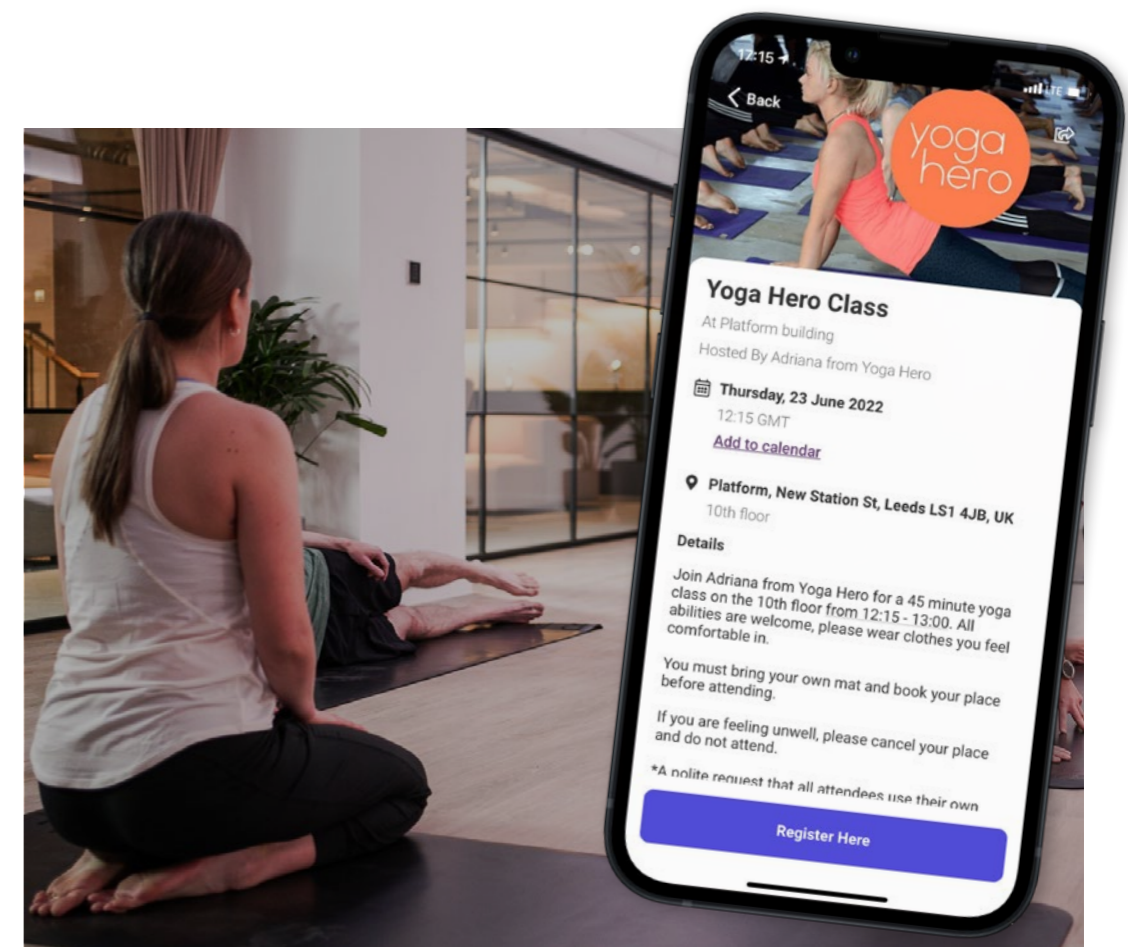
Spark
by **bruntwood**
Works

Discover more...

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

- Find events all in one place
- Book and manage classes with ease
- Book meeting rooms across the city
- Never miss an update.

Download the Bruntwood app



Sustainability at Bruntwood

At Bruntwood, we work to create thriving cities.

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.

From now on, we'll balance the amount of carbon emissions that we emit when we create new developments by the amount that we remove from the atmosphere - reaching what is commonly referred to as 'net zero carbon'.

In the areas under our direct control, we'll operate those new buildings at net zero carbon, too - which supports our effort to have a positive impact on the environment.

By 2030, Bruntwood will be operating at net zero carbon in the areas under our direct control across our entire business and all of our major redevelopments - as well as our new builds - will be net zero in construction and operation.

By 2050, we'll be a fully net zero carbon business.

But we know that it's what we do in the immediate future that really matters - and that's how Bruntwood is different. As well as leading the way in sustainable developments and investments, we've put specific targets in place for emissions, energy usage, sustainable materials, transportation, waste, water, green spaces and biodiversity.

In Didsbury, we're building the UK's lowest carbon new build workspace - Ev0. This fully electric building will have a unique, sustainably-sourced, timber frame that will be capable of absorbing and storing high volumes of carbon.

Smart technology inside the building will allow us to control the temperature and air quality, helping to reduce energy wastage - and customers will be able to track their energy usage.

We're also investing heavily in renewable energy and, in 2022, Bruntwood purchased an industry-first 42.4% share in Kirk Hill wind farm, based in Ayrshire, Scotland.

That means that by spring 2024, we'll be able to fulfil 80% of Bruntwood's current electricity demand through renewable energy - a huge milestone in achieving our net zero ambitions and supporting the industry's transition to sustainable energy.

By continuing to embed sustainability into our business, we're confident that we'll add to our successes - winning Commercial Developer of the Year for 2022 and Recycled/Refurbished Workspace of the Year for Bloc.





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