

# Transformation earmarked for landmark city centre building

Plans have been drawn up to transform a landmark building in Manchester city centre.

Bruntwood Works, the workspace, retail and leisure arm of Bruntwood, has submitted a planning application to redesign the grade II-listed Pall Mall building in King Street.

If approved by Manchester City Council, the property will include 85,000 sq ft of office and hospitality space across three blocks.

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The proposals come after Bruntwood acquired the building [towards the end of 2021](#).

Pall Mall has been mostly vacant for the last four years but is now being lined up to be revitalised through Bruntwood's £200m Pioneer programme.

Bruntwood said the ground floor redesign would create a "hospitality-style arrival experience for customers" while there would also be a wellness studio and gym, cycle store, showers and changing area, towel service, drying room and ironing space.

Pall Mall would also introduce a number of new amenities including a coffee shop, coworking lounge, a range of multi-functional meeting rooms, screening room, pitch and presentation area, conferencing pods and roof terrace, as well as Bruntwood Works' full product range from day passes as part of the Pay As You Go programme, to serviced, managed and leased office space.

Ciara Keeling, CEO of Bruntwood Works, said: “This announcement marks a major milestone in our reinvention of the iconic Pall Mall building in the heart of the city centre.

“Complementing and bolstering our existing cluster of innovative and dynamic workspaces, it will become a unique sustainability hub that will allow us to help our consciously minded customers and the wider city to reach its net zero ambitions.

“Given the complexity of retrofitting of a listed building, we are aiming for our redevelopment of Pall Mall to provide a blueprint for projects in future, as this provides a more sustainable option than demolishing and building new.

“Our ambition to create thriving cities will see us continue to bring innovation to the forefront of Manchester’s office market, providing unparalleled workspaces that offer inspiration and flexibility while also championing wellbeing, hospitality and sustainability.”

The Pall Mall project team supporting developer Bruntwood Works includes architect Sheppard Robson, Ramboll as sustainability consultants, Deloitte as planning consultants, heritage consultant Stephen Levrant Heritage Architecture and structural engineers DWLLP.

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