



# CLOCKWISE

YOUR HOME, FOR WORK

Linley House, Manchester



# WE ARE CLOCKWISE

**When work is more than just a job,  
you need more than just an office**

We create environments and experiences that are as personal as they are professional. So whether you're flying solo, starting up, growing steadily, scaling rapidly or spinning out something new, we have a membership to suit.

Solid local roots or serious global ambition? Clockwise provides all the functionality and flexibility, simplicity and service, community and connectivity you need from a workspace.

# YOUR WORKSPACE SOLUTION

## Anticipating your needs from day one

Providing permanent flexibility, ongoing support and proactive service, Clockwise zeros in on the details so you can zoom out to the big picture. We will set you up seamlessly with the right type of space at exactly the time you need it.



# FIND YOUR CLOCKWISE

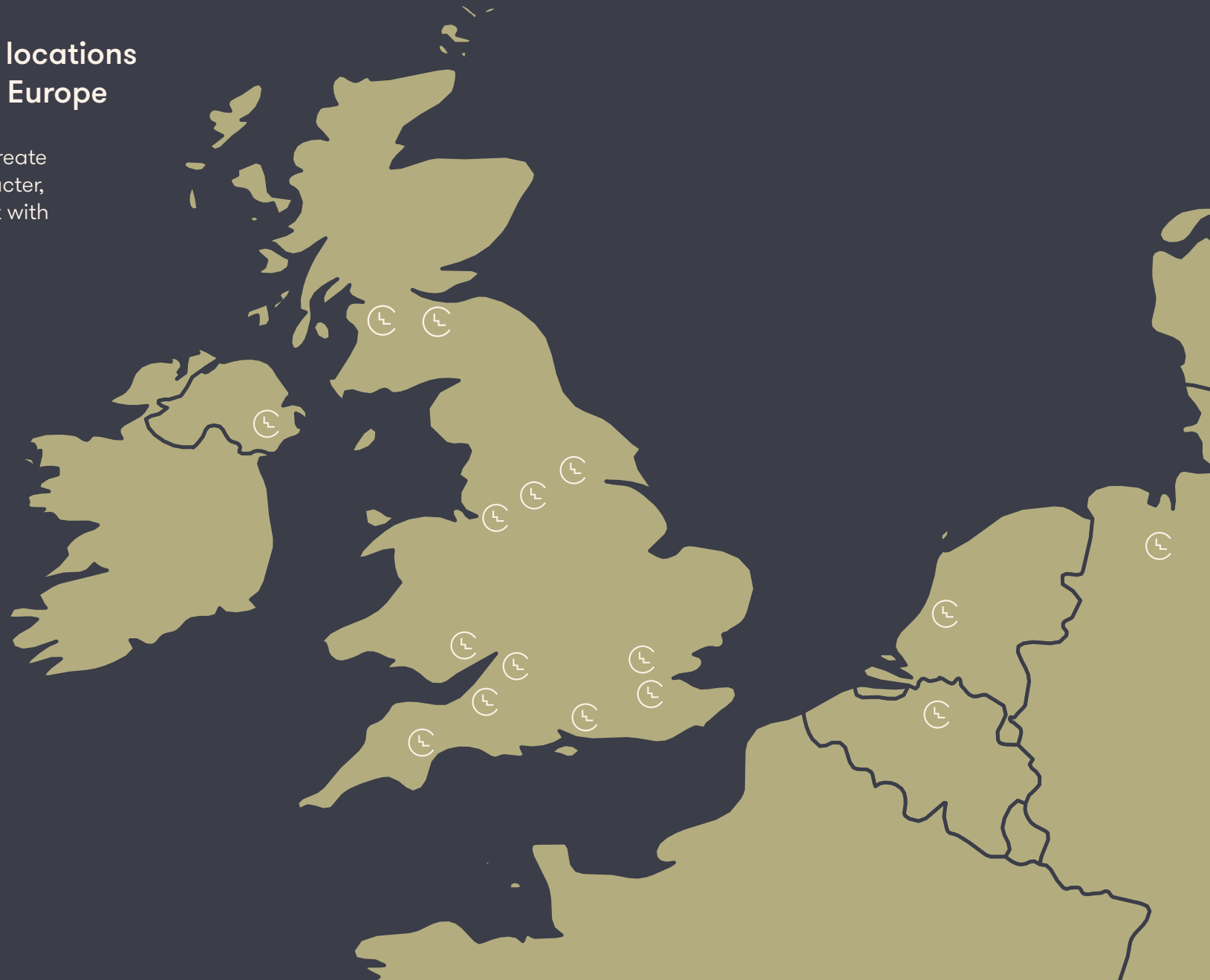
## Workspaces across multiple locations across the UK and mainland Europe

The environments and experiences we create are designed to reflect the unique character, personality and people of each city, but with consistent Clockwise standards.

### OPEN

- 🕒 Glasgow
- 🕒 Belfast
- 🕒 Liverpool
- 🕒 Edinburgh Leith
- 🕒 Cheltenham
- 🕒 Southampton
- 🕒 Bristol
- 🕒 Cardiff
- 🕒 Leeds
- 🕒 Manchester
- 🕒 Wood Green
- 🕒 Exeter
- 🕒 Brussels
- 🕒 Bromley
- 🕒 The Hague
- 🕒 Bremen
- 🕒 Antwerp

Further expansion in the UK and Mainland Europe.





# LINLEY HOUSE, MANCHESTER

## The Building

Located in the heart of Manchester, Clockwise at Linley House is a beautifully designed, fully serviced office, suitable for businesses of all sizes.

Built in 1963, Linley House is a former electrical station that once powered the whole of Manchester city. The eight-storey building still has plenty of original features to look out for, including an iconic 'City of Manchester Electric Light Station' sign and original Manchester red brick façade. It also backs on to a spur of the Rochdale Canal that runs all the way to Portland Street.

# WORKING FOR YOU

## Facilities & Perks

- 📍 City centre location
- 🔨 Considered design to support different working patterns
- 📅 Breakout areas, kitchenettes and club lounges
- 👥 Six meeting rooms for up to twelve people
- 🎙️ A podcast recording room
- 📺 Event spaces
- 🚿 Showers
- 🚲 Bike storage, cycle racks
- 📶 Unlimited, high speed and secure WiFi
- ☕ Two Hands Café serving hot and cold food and drinks
- 🗣️ Technology for collaboration, from the Clockwise app to our in-house A/V
- 🕒 24/7 Access
- 🛠️ A dedicated office support team; reception, cleaning, maintenance and security
- 📈 Ability to flex and grow with your business
- 🌐 Connection to a network of members and businesses
- 🎓 Programming inspire personal and professional growth
- 🌐 Access to Clockwise Campus, the first workspace in the metaverse, and exclusive priority booking for events



## Meet your General Manager James Panepinto

James starts each day with a morning espresso from his Moka pot, fueling his productive mindset. A firm believer in breaking down ambitious targets into manageable goals, he thrives on the structure of to-do lists. Guided by exceptional mentors over the years, James has experienced professional and personal growth by drawing inspiration from innovative figures. He finds endless energy in the evolving, international atmosphere of Manchester, where a unique spirit of Northern defiance creates a resilient, captivating buzz that sets the city apart.

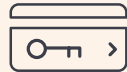


# MEMBERSHIP OPTIONS

## For one desk or 50, for a short drop in or for the long term

Whether you need a virtual set up, a hot desk to fire up your next project, a dedicated spot to dive into deep work, or a private office that expresses your company culture; we'll make sure everything works, so you can do your best work.

Whichever Clockwise package you choose it's wrapped up in one simple price without hidden fees, tricky terms or small print.



### PRIVATE OFFICE

#### For the SMEs who need space for up to 50 or more

An enclosed, lockable and fully customisable space created exclusively for your team. Shut the door for independent working and internal collaboration or open it wide and connect with other members of the Clockwise community in our lounges. Additional key cards and alternative furniture can also be arranged for teams who need a more hybrid way of working, who flex between working from home and the office.



### VIRTUAL OFFICE

#### For the far-away worker

Enjoy the benefits of an office, remotely. A UK business address and access to an inspiring business community, the Clockwise Virtual Office is almost as good as the real deal. Preferential rates on meeting rooms are also available.



### DEDICATED DESK

#### For the satellite worker or independent maverick who wants commitment

A space to call your own within our creative and collaborative hub. Reserved for you and only you, with lockable storage. Dedicated Desk membership means you can enjoy a familiar space alongside all the energy and atmosphere of our lounges.

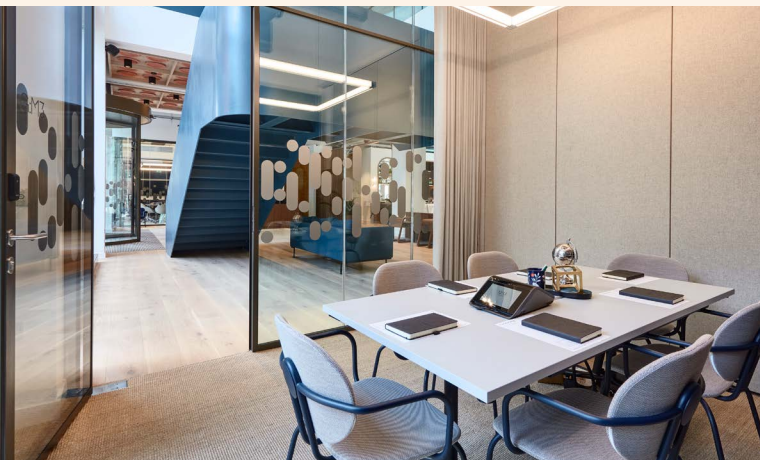


### CLUB LOUNGE

#### For the freelancer or budding entrepreneur who needs ebb and flow

Work flexibly and find focus in our spaces. Club Lounge membership allows you to drop in whenever you need; hot desking for concentration, breakout areas for a coffee boost, and preferential rates on meeting rooms for collaboration.

# MEETING ROOMS



**Meeting rooms that are perfect for a discussion with your board, or a workshop with the whiteboard**

Whether you need to meet face to face, log on or do it all at once, all Clockwise buildings have meeting rooms that come fully equipped with tech to create a seamless experience across the physical and virtual.

Members receive preferential rates on meeting room bookings along with complimentary refreshments.





# TWO HANDS

Two Hands is our onsite artisan café, available exclusively for members. Serving hot and cold drinks including barista-crafted coffee, and fresh, nourishing food, Two Hands is open every working day - from breakfast through to your afternoon cuppa.

With the belief that great minds work even better when fuelled with nutritional food, Two Hands offers well priced, balanced food favouring fresh produce. Start your day right with breakfast pastries, Bircher pots, hot specials or fresh fruit. At lunchtime there's a tasty selection; deep filled sandwiches and baguettes, seasonal salad boxes or deli specials for you to grab-and-go or linger longer in the café.

Two Hands is also available to provide catering for meetings and office get togethers.



# LOCATION

Set in the heart of Manchester with easy transport links across the north west:

- 🚶 6 mins to Oxford Road station
- 🚶 12 mins to Piccadilly station
- 🚶 1 min to Q-Park car parking, with discounts for members
- 🚗 25 mins to Manchester Airport

Well connected to Salford, Sale, Altrincham, Stockport and Warrington

Clockwise Manchester  
Linley House  
Dickinson Street  
Manchester, M1 4LF



# NEIGHBOURHOOD

## Bars & Restaurants

### Albert Schloss

Manchester's only Bavarian beer palace has a wide variety of German beers, a cook haus serving rustic alpine dishes including schnitzel and bratwurst, and a bottomless brunch every Saturday, but it's best known for its live music and cheesy pop nights. On a Thursday night you can expect dancing on the tables.

27 Peter Street  
albertschloss.co.uk  
+44 (0) 1618 334 040

### Three Little Words

Small but perfectly formed, this little cocktail bar in the restored railway arches is the latest offering from the team behind Manchester Gin. There's also private dining and a weekly Sunday Roast with locally sourced British beef and chicken.

12 Watson Street  
threelittlewordsmcr.co.uk  
+44 (0) 1615 194 400

### 20 Stories

This rooftop restaurant has the wow factor thanks to a 360-degree view of Manchester's skyline. An impressive cocktail menu that makes this a dreamy destination for special occasions.

1 Hardman Square, Spinningfields  
20stories.co.uk  
+44 (0) 1612 043 333

### The Ivy Brasserie

You're spoilt for choice at this Ivy mainstay with a ground floor brasserie, private dining and an Asian bar and restaurant on the second floor. There's also a roof terrace with panoramic views across the city.

The Pavillion, Byrom Street  
theivymanchester.com  
+44 (0) 1615 033 222

### Rosso

Love him or hate him, ex-Manchester United player and football pundit Rio Ferdinand's restaurant is a roaring success. Housed in Grade II listed building the period features are as impressive as the Italian food.

43 Spring Gardens  
rossorestaurants.com  
+44 (0) 1618 321 400

### San Carlo

Authentic Italian food served up in an all-white marble setting, with a handpicked selection of regional Italian wines you'll certainly want to sample.

42 King Street  
sancarlo.co.uk  
+44 (0) 1618 346 226

# NEIGHBOURHOOD

## Shopping & Places of Interest

### Manchester Craft & Design Centre

Housed in the restored former Victorian fish and poultry market in the heart of the Northern Quarter, this historic building is home to 19 artist-run studios offering the best in design, jewellery and accessories.

**7 Oak Street | [craftanddesign.com](http://craftanddesign.com) | +44 (0) 1618 324 274**

### Flannels

Flannels is your one stop shop for all things luxury. From Burberry to Balenciaga via Chloe and Christian Louboutin, if you're in the mood for a shopping spree or in need a gift this is your mecca.

**The Avenue, Crown Square, Spinningfields  
[Flannels.com](http://Flannels.com) | +44 (0) 3443 325 787**

### Magma

A beautiful bookshop specialising in a creative books and independent magazines, with plenty of space to sit around and browse.

**22 Oldham Street | [magma-shop.com](http://magma-shop.com)  
+44 (0) 1612 368 899**

### Manchester Arndale Shopping Centre

The biggest inner-city shopping centre in the country had a facelift in 2006 to make it even sleeker. From electronics and clothes to a food court with cuisines from all over the world, there's something for everyone.

**[manchesterarndale.com](http://manchesterarndale.com) | +44 (0) 1618 339 851**

### Palace Theatre

Since opening in 1891 this Manchester mainstay has hosted hundreds of performances, from theatre and ballet to opera and comedy. It cemented its status when The Book of Mormon opened at the theatre in 2019; the first time the show had ever been performed in the UK outside of London's West End.

**97 Oxford Street | +44 (0) 1612 456 600  
[atgtickets.com/venues/palace-theatre-manchester](http://atgtickets.com/venues/palace-theatre-manchester)**

### The John Rylands Library

Set in a striking Gothic building opened in the 1900s, this public library has over 1.4 million books and is officially part of Manchester University.

**150 Deansgate | [Library.manchester.ac.uk/rylands](http://Library.manchester.ac.uk/rylands)  
+44 (0) 1613 060 555**

### Manchester Art Gallery

Built in 1823, this publicly owned art gallery now occupies three connected buildings, showcasing their own historical collections alongside international contemporary art. There's also a wide range of events, from talks and tours to hands-on activities.

**Mosley Street | [manchesterartgallery.org](http://manchesterartgallery.org) | +44 (0) 1612 358 888**

### The Royal Exchange Theatre

A pillar of culture in Manchester, this Grade II listed theatre-in-the-round has seen famous thespians like Vanessa Redgrave, Helen Mirren and Hugh Grant tread the boards.

















**St Anns Square | [royalexchange.co.uk](http://royalexchange.co.uk) | +44 (0) 1618 339 833**

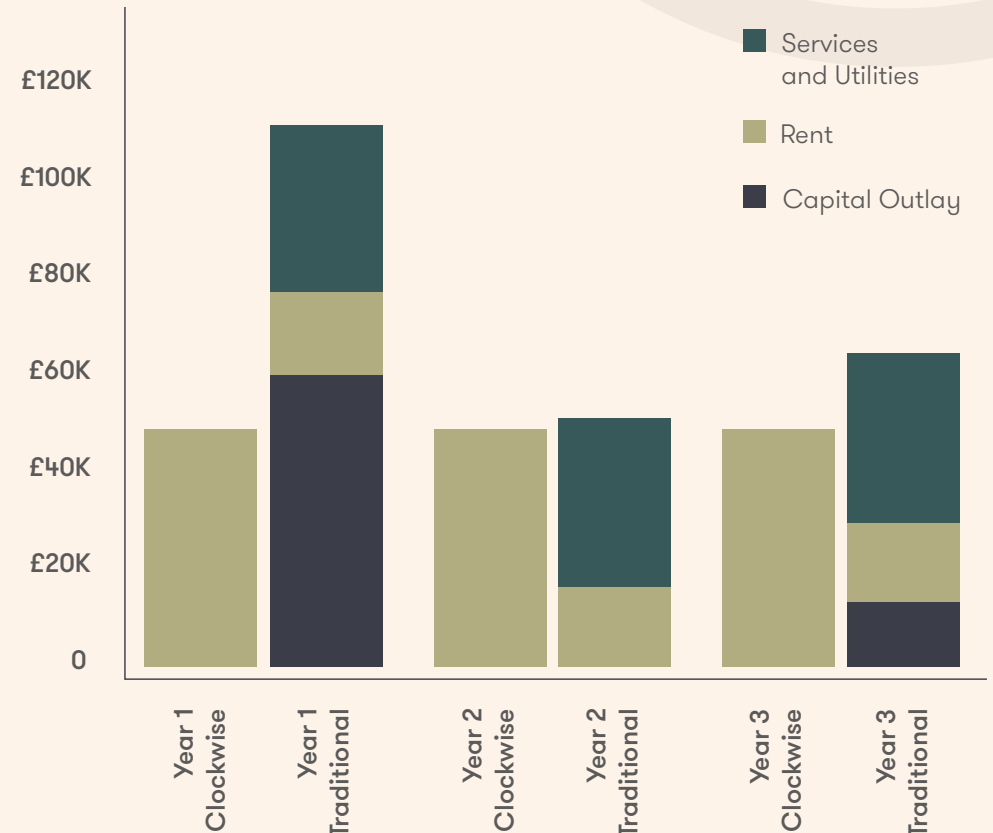


# WHY WORK CLOCKWISE?

Clockwise's flexible model delivers many benefits for member businesses

Save approximately £65k in your first year and up to 35% over three years

CLOCKWISE	vs	TRADITIONAL
 Lower commitment - from monthly rolling contracts		 Longer commitment with leases lasting an average of three years
 No upfront costs		 Large initial investment in CAPEX
 Build and fit out delivered completely		 Project management required
 Occupation at speed		 Lag between signing to move in
 All inclusive - one monthly fee covers everything with no hidden charges		 Running costs and utilities paid separately, multiple suppliers and management required
 Spaces designed for collaboration, opportunity to connect with other members		 Independent working with little-to-no shared space
 Ability to flex and grow alongside business needs		 Fixed allocation of space
 Priced per desk		 Priced per square foot



# CORPORATE SOCIAL RESPONSIBILITY

A future in which every work environment and experience has a positive impact for people, places and the planet is a key part of the Clockwise vision.

To achieve this vision, we have created a framework to guide our actions. The Clockwise Positive Impact Strategy is based on our biggest environmental impacts, our values, and our opportunity to influence.

It captures our four key goals, and details a roadmap for achieving them.

## OUR FOUR GOALS



### CLIMATE CHANGE

Help tackle the climate emergency by reducing carbon emissions in our workspaces across the UK and Europe, becoming carbon neutral by 2025.



### CIRCULAR ECONOMY

Strive towards zero waste and use of sustainable materials, by embedding circular economy principles into the way we design, operate and maintain our spaces.



### HEALTH & WELLBEING

Provide spaces and services that enhance the productivity, health and wellbeing of colleagues and members.



### SOCIO-ECONOMIC IMPACT

Support new businesses to thrive and create positive socio-economic impact in our local communities across the UK and in Europe. Proactively support the UK's levelling up agenda and help reduce inequalities.

**ENABLERS:** Governance & Culture, Systems & Processes, Performance, Attitudes, Skills & Understanding, Marketing & Communications

## GREEN CHAMPIONS:

To further implement our sustainability initiatives, Clockwise has established a Green Champions Committee, with nearly a quarter of our workforce across every Clockwise location actively involved. The committee's objective is to foster collaboration, idea sharing, and feedback on initiatives, and serve as an information hub for Environmental, Social, and Governance matters.

Sustainability is ingrained in our corporate vision & values, our culture, and everyday actions. Our Positive Impact Strategy is our first responsible and sustainable business strategy, as we grow, so will our approach. Visit our website to read the full strategy: [here](#)

# OWNED & OPERATED



## Clockwise is backed by a powerful property portfolio

We own and operate every single Clockwise location. The spaces we craft and the services we deliver are designed with our members in mind.



Higher investment into building facilities with a long-term view point



No lease liability and strong long-term resilience



Full end to end user experience to ultimately provide a better service



Support with complete real estate strategy, collaborating on requirements to combine flexible licenses with traditional leases

# DON'T JUST TAKE OUR WORD FOR IT...

*“Such a fantastic building with spacious offices together with private telephone booths, conference rooms and café. There are amazing events put on during the month for all Clockwise members and these are easy to sign up for by using the Clockwise portal. The team are amazing and always friendly.”*

*Hollis, Aine McMahon*

*“Clockwise is a great place to work with a special mention to the Clockwise team who made the move very easy and were on hand to answer any questions however small. Great workspace, great facilities and great collaboration events – all round 5 stars!”*

*WWF Cymru, Louise Clarke*

*“The Clockwise offices are the perfect space for our growing team. Professional and modern, but not too corporate! Everyone is really friendly and super helpful, nothing is ever too much trouble. The monthly activities are always a hit with our team. And the offices are dog friendly! What more could you ask for.”*

*True North Talent, Amy Griffith*

*“I have never worked in an office building which was so attentive of its members' needs, and so invested in knowing the people working there. The Clockwise Team makes maximal effort to accommodate all requests and do it with a smile on their faces.”*

*ATS ADVISORY, Orsolya Kurucz*





# YOUR HOME, FOR WORK

Say goodbye to conventional  
and corporate offices.

And say hello to Clockwise.

For more information  
please contact:

[manchester@work-clockwise.com](mailto:manchester@work-clockwise.com)

+44 (0) 1616 762 361

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