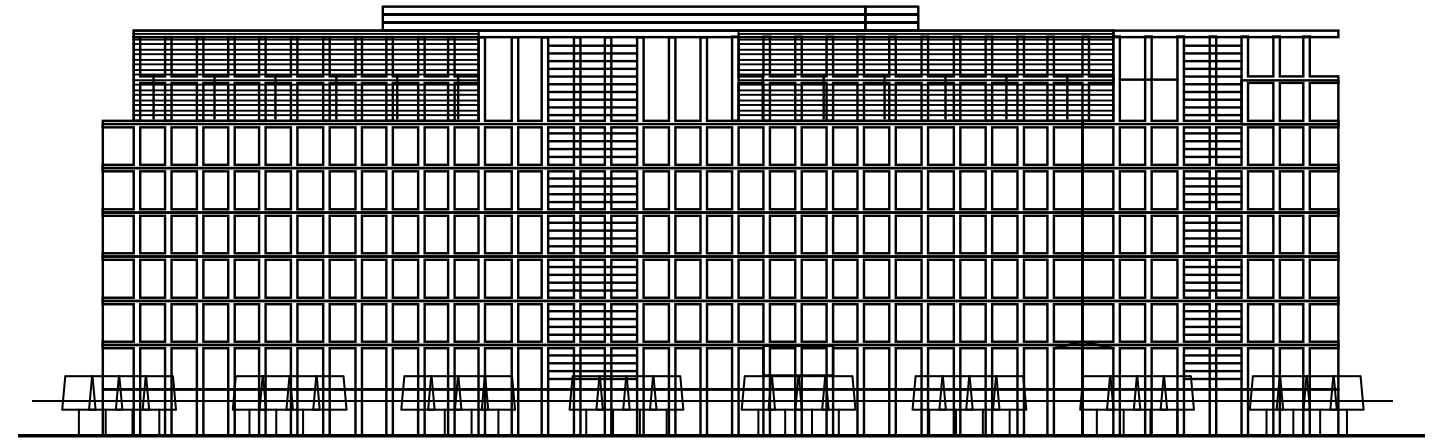


XYZ



STRUCTURE CULTURE DYNAMIC

XYZ IS THE LANDMARK DEFINED BY:

ITS STRUCTURE:
THE STANDARD TO WHICH IT IS BUILT

ITS CULTURE:
THE WAY IN WHICH IT COMMUNICATES TO ITS USERS

ITS DYNAMIC:
HOW IT RESPONDS FAVOURABLY TO CHANGE
IN TIME, THE LANDMARK BECOMES THE BENCHMARK...

XYZ SPINNINGFIELDS

Spinningfields is one of Europe's leading city centre real estate development projects and has created an entire new city quarter.

Situated at the heart of Manchester, Spinningfields is at the centre of the economic and cultural capital of the north-west.

Over the last decade Spinningfields has evolved to become one of Europe's most impressive and successful real estate developments. It's been an astonishing story so far and one that's constantly evolving.

THE FACTS:

- Home to 165 commercial organisations.
- Over 400 residential apartments.
- 37 restaurants, bars, coffee shops and eateries.
- 14 retail outlets.
- Over 16,000 resident workers, with a further 6,000 workers within a five minute walk.
- Daily footfall of 14,000 people, which increases to 25,000 during the events season.
- Visitors to the estate are typically AB1 professional, shoppers and families.
- Annual events attracting in excess of 300,000 people every year.
- 5.5 million visitors per annum.
- Combined retail and leisure spending in excess of £50 million per annum.
- 12% of Spinningfields workers earn over £60,000 per annum, 40% over £30,000 per annum.
- 66% of workers are female, and 49% are aged between 25 and 34.
- Spinningfields has a 67,000 person 'Yellow Card' loyalty membership scheme which accounts for in excess of 40% of the restaurant spend.
- Currently there are over 47,500 Twitter followers and via the Facebook page over 8,500 fans.
- Spinningfieldsonline.com receives c.80,000 page views per month and a regular e-newsletter is circulated to the 35,000 people on the Spinningfields database.
- The overall size of the Spinningfields estate is 4.5 million sq ft (418,050 sqm).
- Spinningfields equals £2 billion net worth of assets.

XYZ SPINNINGFIELDS — ESTATE

24/7

SECURITY / MANAGEMENT / HELP DESK
CAR PARKING / INFRASTRUCTURE / SAFETY
LEISURE / EVENTS / COMMUNICATION

XYZ SPINNINGFIELDS — XYZ SUPPORT

XYZ

PROPERTIES MANAGEMENT / FACILITIES MANAGEMENT
SECURITY MANAGEMENT / IT INFRASTRUCTURE
HELP DESK / STAFF PRIORITY
STAFF AMENITY

XYZ SPINNINGFIELDS – INFRASTRUCTURE

XYZ

ACCESSIBILITY / TRAIN / BUS
BIKE / PARKING / SAFE

XYZ SPINNINGFIELDS – DELIVERY

AlliedLondon

AWARD WINNING DEVELOPMENT COMPANY
CREATED, DELIVERED AND MANAGING SPINNINGFIELDS

**Capital
Properties**

AWARD WINNING PROPERTY MANAGEMENT AND FM PROVIDER
SMC – SPINNINGFIELDS MANAGEMENT COMPANY



AWARD WINNING WORKSPACE PLATFORM
SPINNINGFIELDS WORKSPACE AND CO-WORK FACILITATOR

XYZ SPINNINGFIELDS – XYZ SPACE

-
- WORKSPACE
 - EVENT SPACE
 - CONFERENCE SPACE
 - RELAX SPACE
 - AMENITY SPACE
 - MEETING SPACE
 - THINKING SPACE
 - CO-WORK SPACE
 - BREAKOUT SPACE
 - WELLBEING AND FITNESS SPACE
 - SOCIAL SPACE

A PLACE TO ENJOY WORK...

XYZ SPINNINGFIELDS

WHATEVER YOUR AREA OF EXPERTISE, THIS IS A PLACE WHERE YOU CAN BE YOURSELF AND REALLY FLOURISH.

BUILDINGS

- Civil Justice Centre
- 1 Byrom Place
- 1 Hardman Boulevard
- 1 Spinningfields square
- 1 The Avenue
- 2 Hardman Street
- 3 Hardman Square
- 3 Hardman Street
- 4 Hardman Square
- County Court
- Crown Courts
- John Rylands Library
- Magistrates Court
- Mancat
- Number 1 Spinningfields
- Opera House
- Pump House Museum
- Sunlight House
- The XYZ Building
- Tower 12
- Vantage Point

RETAIL

- David Wayman
- Emporio Armani
- Flannels
- John Rylands Library
- Mulberry
- Oliver Sweeny
- Philip Stoner
- TM Lewin
- Waitrose
- WH Smiths
- HSBC
- Mr Male Grooming
- Natwest
- NCP
- Nicky Clarke
- People’s History Museum
- Pure Gym

RESTAURANT/BAR

- Artisan
- Australasia
- Bagel Nash
- Café Rylands
- Carluccios
- Comptoir Libanais
- Costa Coffee
- Dockyard
- Fazenda
- Frurt
- GBK
- Giraffe
- Grand Pacific
- Greggs
- Hey Little Cupcake
- Iberica
- Leftbank Café
- Manchester House
- Nandos
- Neighbourhood
- Pret a Manger
- Scene

- Southern Eleven
- Tattu
- Thaikhun
- The Alchemist
- The Kitchens
- The Lawn Club
- The Oast House
- The Slug and Lettuce
- Wagamama
- Wahu
- Zizzi

XYZ SPINNINGFIELDS

SPINNINGFIELDS IS HOME TO SOME OF THE LARGEST CORPORATE AND PROFESSIONAL BUSINESSES IN EUROPE.

PROFESSIONAL

- Baker Tilley
- BDO
- DAC Beachcroft LLP
- Deloitte
- Douglass Scott
- Recruitments
- DWF
- Enterprise Assist
- Grant Thornton
- Gravitas Recruitment
- JMW Solicitors
- Lincoln House Chambers
- Nabarro LLP
- Oliver James Associates
- Ozon Law
- Page Group
- Pinsent Masons
- PricewaterhouseCoopers
- Pro Manchester
- Robert Walters
- Sacco Mann

- Shoosmiths
- Smith & Williamson
- Tandem Law
- TLT Solicitors
- Torgate Insurance

CORPORATE

- Barton Wilmore
- Business Growth Fund
- Capital Properties
- Datalex
- Ecclesiastical Insurance
- General Medical Council
- Great Fridays
- i2 Office Group
- Leonard Curtis
- Lambert Smith Hampton
- Marks & Spencer
- Mediacom
- Outsourcery
- PKF
- Regus
- WorldPay

FINANCIAL

- Allied Irish Bank
- Bank of New York Mellon
- Barclays Bank
- Brewin Dolphin
- Brown Shipley
- Coutts
- HSBC
- Investec
- Montagu Private Equity
- Northedge Capital
- Royal Bank of Scotland

SPINNINGFIELDS

RETAIL AND LEISURE

Spinningfields is a vibrant, retail, leisure, entertainment and cultural events venue with luxury international fashion brands, restaurants and bars, serving both a dominant office population and an increasing visitor population of over 5.5 million people a year.

It has a unique retail/lifestyle pitch for luxury shopping including stores such as Armani, Flannels, Philip Stoner, Mulberry and Nicky Clarke, mixing together with what have become some of the city's best and most popular restaurants: Australasia, The Alchemist, Artisan, Manchester House, Neighbourhood and Iberica.

A thriving destination for shoppers, tourists and diners alike, Spinningfields is a resounding commercial success.



FLANNELS



Oliver Sweeney

A U S T R A L A S I A
MANCHESTER



THE ALCHEMIST



THE OAST HOUSE

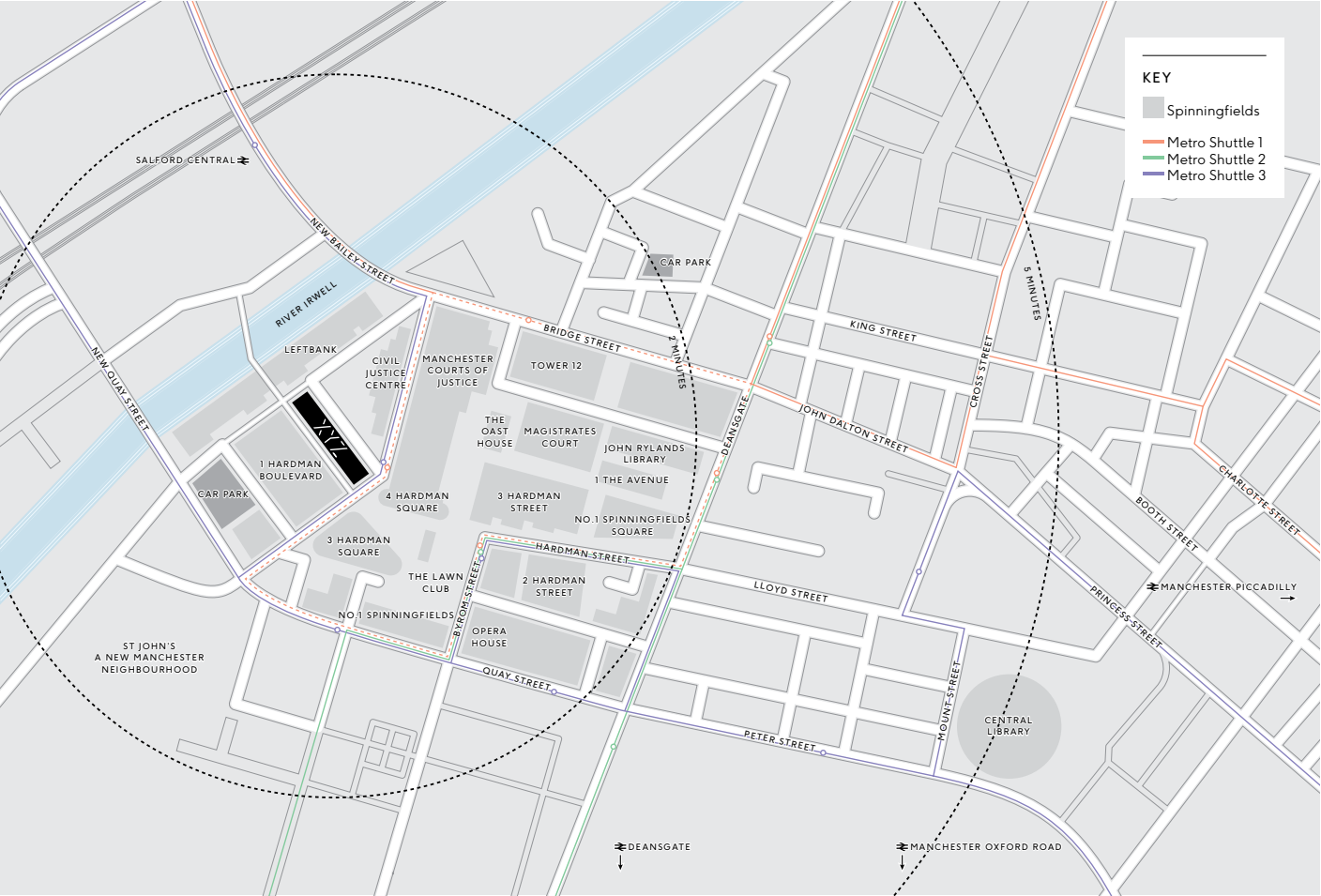
SPINNINGFIELDS CULTURE AND EVENTS

Spinningfields is firmly established as a centre for culture. Located within the estate is the Opera House, the People's History Museum and the John Rylands Library, as well as a whole host of cultural events throughout the year.

Spinningfields is also the location for a series of city centre 'pillar events' such as outdoor cinema screenings, the Manchester winter ice rink and a series of festivals throughout the year.

Interspersed with these major events are a series of smaller events and promotions, which bring in an annual audience in excess of 300,000 people.





TRAIN STATIONS

There are five stations all within easy walking distance of The XYZ Building.

PICCADILLY STATION

Walking 1.2 miles, 25 mins
Driving 1.3 miles, 12 mins
Cycling 1.3 miles, 11 mins

VICTORIA STATION

Walking 0.8 miles, 17 mins
Driving 0.9 miles, 5 mins
Cycling 1 mile, 6 mins

SALFORD STATION

Walking 0.2 miles, 2 mins
Driving 0.2 miles, 1 mins
Cycling 0.2 miles, 1 mins

DEANSGATE

Walking 0.5 miles, 11 mins
Driving 0.6 miles, 4 mins
Cycling 0.5 miles, 5 mins

OXFORD ROAD

Walking 0.7 miles, 16 mins
Driving 1.1 miles, 9 mins
Cycling 1 miles, 8 mins

Manchester to London 2hrs 8mins
Manchester to Leeds 48mins
Manchester to Liverpool 51mins
Manchester to Birmingham 1hr 26mins
Manchester to Sheffield 48mins

TRAMS

Various trams operate in the city centre and the stops closest to The XYZ Building are:

VICTORIA STATION
ST PETER'S SQUARE
DEANSGATE

For more information you can visit Transport for Greater Manchester www.metrolink.co.uk

BUSES

Metro Shuttle Bus is a free bus service throughout Manchester city centre, routes 1, 2 and 3 all pass through Spinningfields. All services run approximately every 10 to 12 minutes, Monday to Sunday.

For more information you can visit Transport for Greater Manchester www.tfgm.com

MANCHESTER AIRPORT

Driving 9.7 miles, 28 mins
Train 15 to 25 mins

Manchester Airport to Manchester Piccadilly or Manchester Oxford Road

For more information you can visit Manchester Airport www.manchesterairport.co.uk or National Rail Enquiries www.nationalrail.co.uk

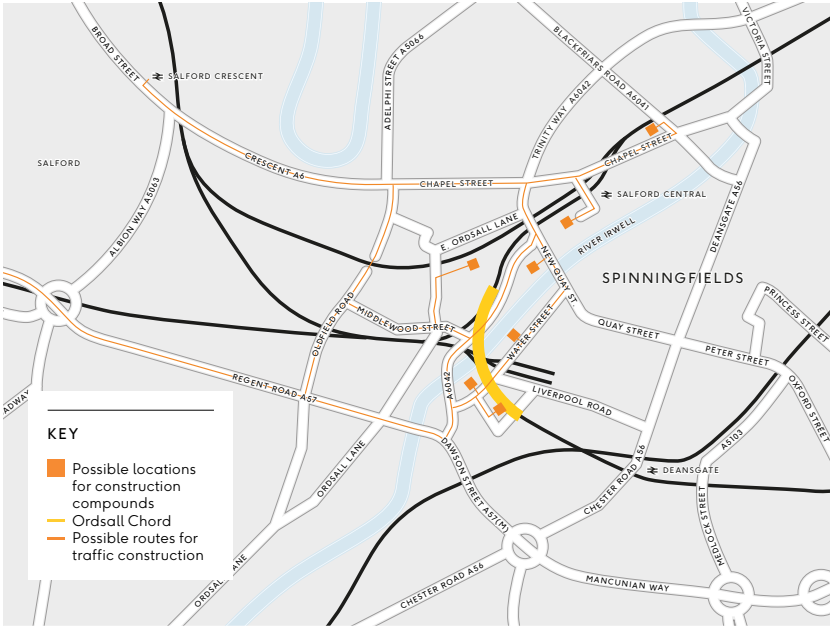
CAR PARKING AT SPINNINGFIELDS

A 24 hour NCP car park is located in the heart of the city for easy access to The XYZ Building and Spinningfields.

Spinningfields, New Quay Street, Manchester M3 3BE.

For more information on the location and charges please visit NCP www.ncp.co.uk

SUPER CONNECTIVITY AND IMPROVED ACCESS TO SPINNINGFIELDS THE ORDSALL CHORD



The Ordsall Chord will make Spinningfields one of the best connected sites in Manchester, providing a new service to connect Manchester Piccadilly, Oxford Road and Victoria stations, while also creating faster train journeys between Manchester, Liverpool and Leeds.

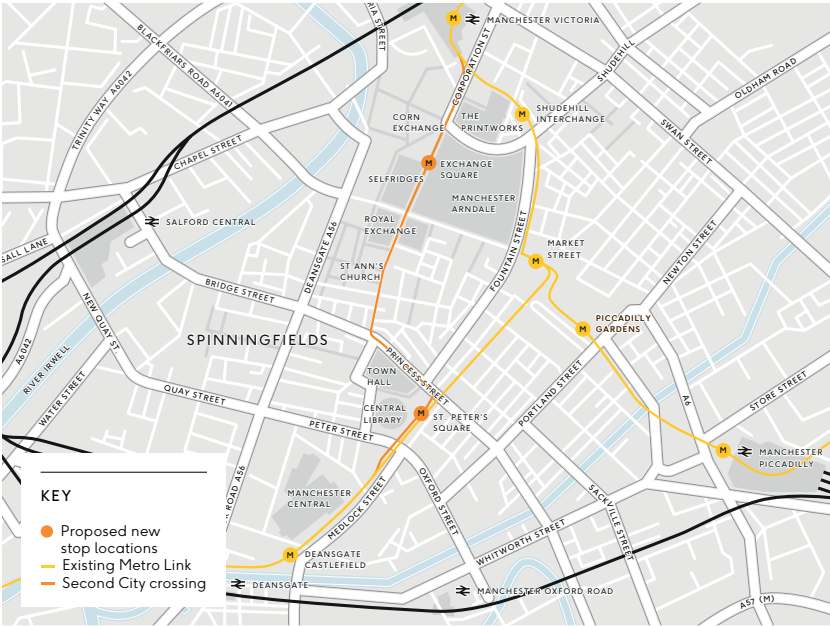
The new service will run through the city centre to Manchester Airport and connect the south side of the city with the north.

For people working or visiting Spinningfields this will mean easy access from Salford Central – the closest railway station to the estate – as all stations will directly connect via the Ordsall Chord.

THE BENEFITS:

- Two new fast trains per hour between Manchester Victoria and Liverpool.
- Up to 700 extra train journeys a day as part of Network Rail's Northern Hub programme.
- Six fast trains instead of four an hour between Leeds and Manchester.
- Faster journeys between Manchester, Leeds and Liverpool.
- A new direct service through Manchester city centre to Manchester Airport.
- Faster journey times to Hull, Newcastle and the North East.

SUPER CONNECTIVITY AND IMPROVED ACCESS TO SPINNINGFIELDS METROLINK – SECOND CITY CROSSING



The Second City Crossing will increase the capacity, flexibility and reliability of all of the network's new lines and enable them to operate to their fullest – in turn improving access to Spinningfields from across the city.

The new line will begin from Lower Mosley Street and run through St Peter's Square, before turning down Princess Street and then along Cross Street and Corporation Street before re-joining the existing Metrolink line just outside Victoria Station. As part of the project, new stops will be built in Exchange Square and St Peter's Square.

This is part of a wider transformation of the city that will see an improved public transport system created across Manchester which includes the new tram line, bus priority scheme and dedicated cycle lanes to accommodate growth.



SPECIFICATION

- Managed entrance hub with lobby, business and restaurant spaces
- Ultimately flexible workspace building
- Excellent natural daylight
- 4m high slab to ceiling height
- 20,000 sq ft floorplates
- Optional shell – Cat A or bespoke specification
- Population density – base at 1:6m²
- Sub-divisible floors for liquidity
- High level of resilience and dual services
- Raised floors – 450mm
- Floor based supplemental air for bespoke occupation arrangements
- Excellent BREEAM rating – sustainable low energy design
- Transparent occupier pricing
- High quality services and dedicated building management team
- Excellent public transport links
- Amenity, communal and plug-and-play spaces
- Minimal obsolescence

SITE OVERVIEW

- A FITNESS / BICYCLE PARK / FACILITIES
- B ENTRANCE
- C ALL DAY DINING
- D HELLO WORK
- E WORKSPACE
- X TERRACE GARDEN
- Y EVENT SPACE
- Z SCREENING ROOM

7th floor mezzanine

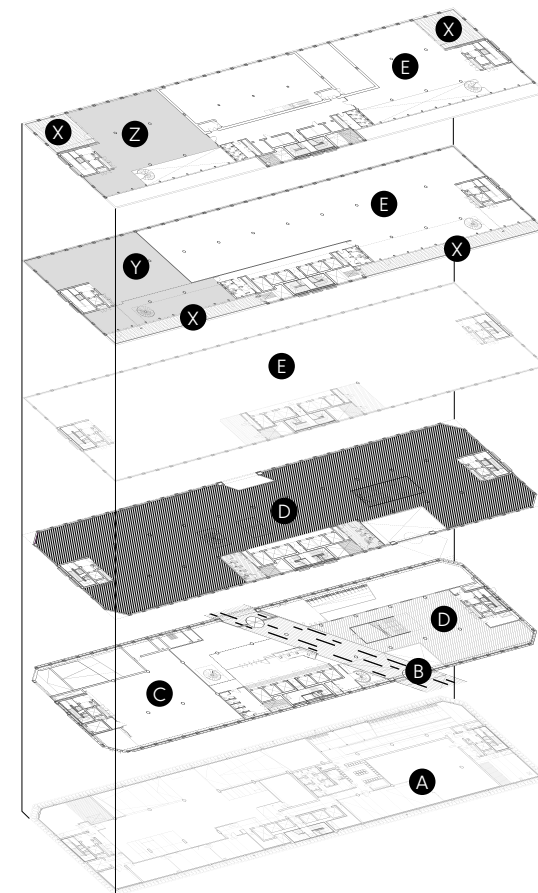
7th floor

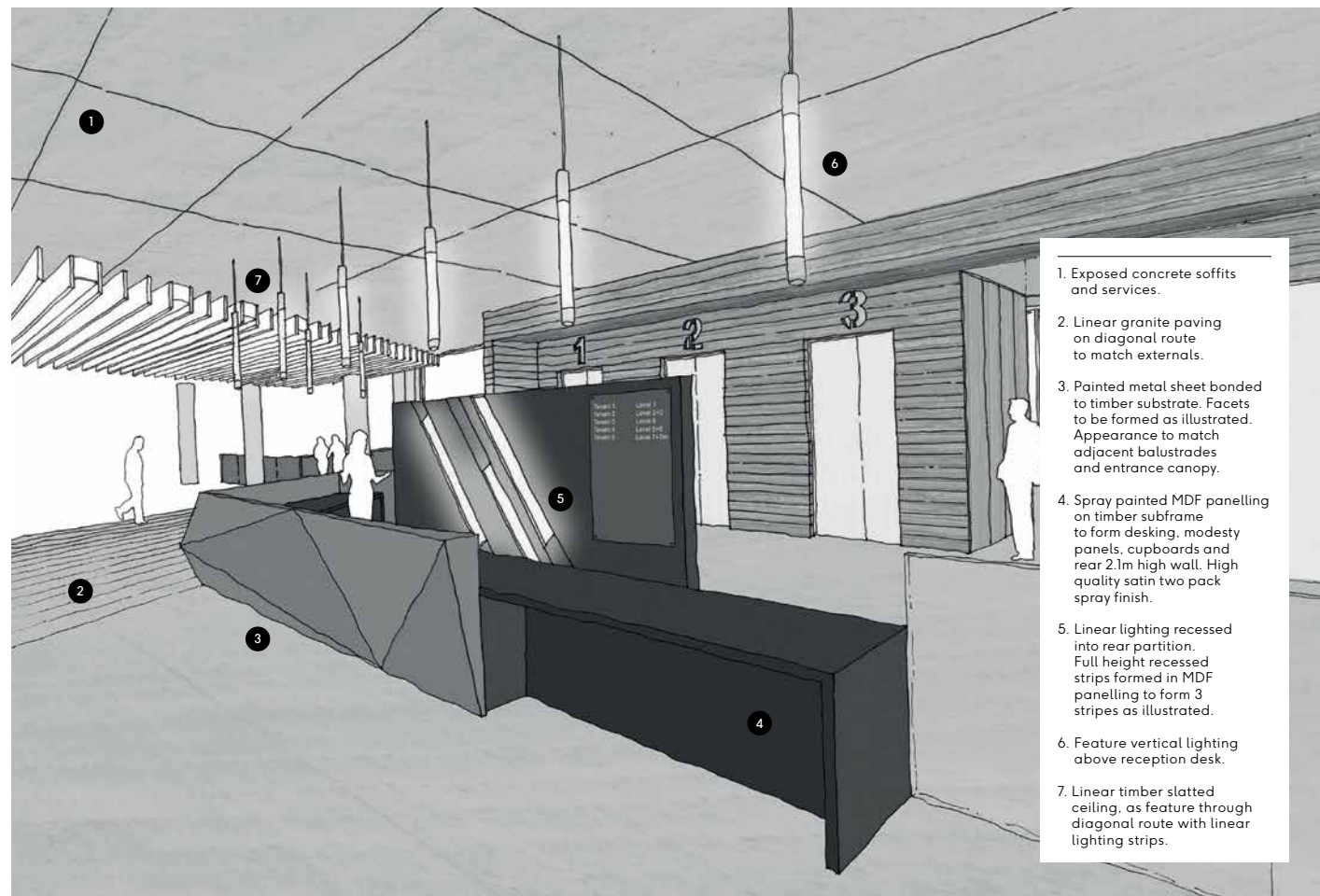
2nd to 6th floor

1st floor

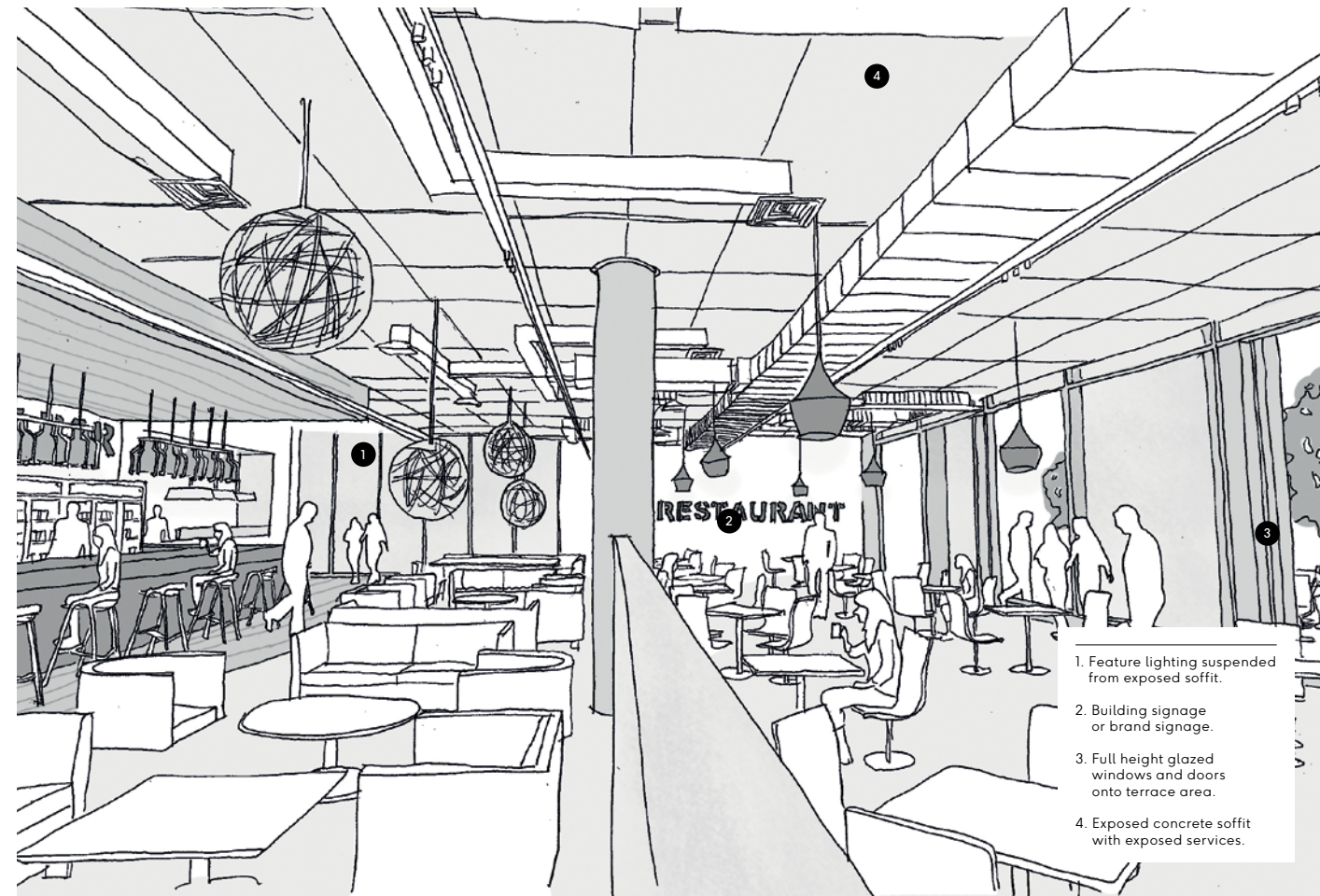
Ground floor

Upper basement

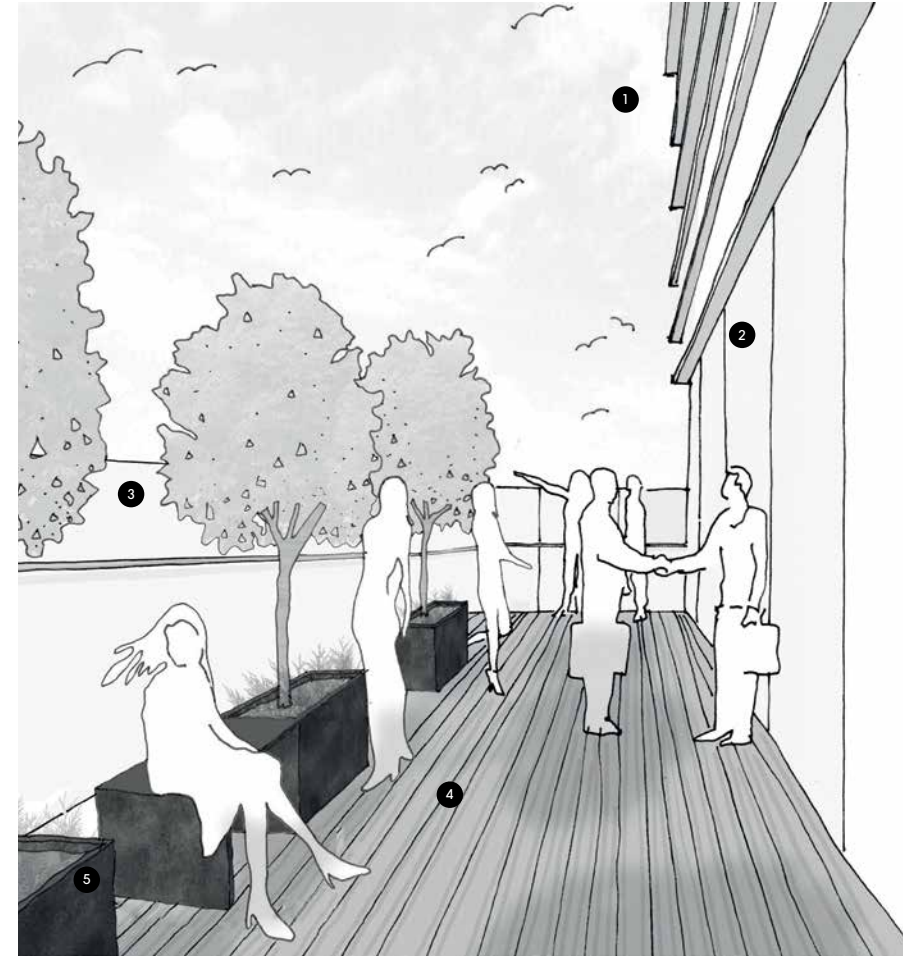
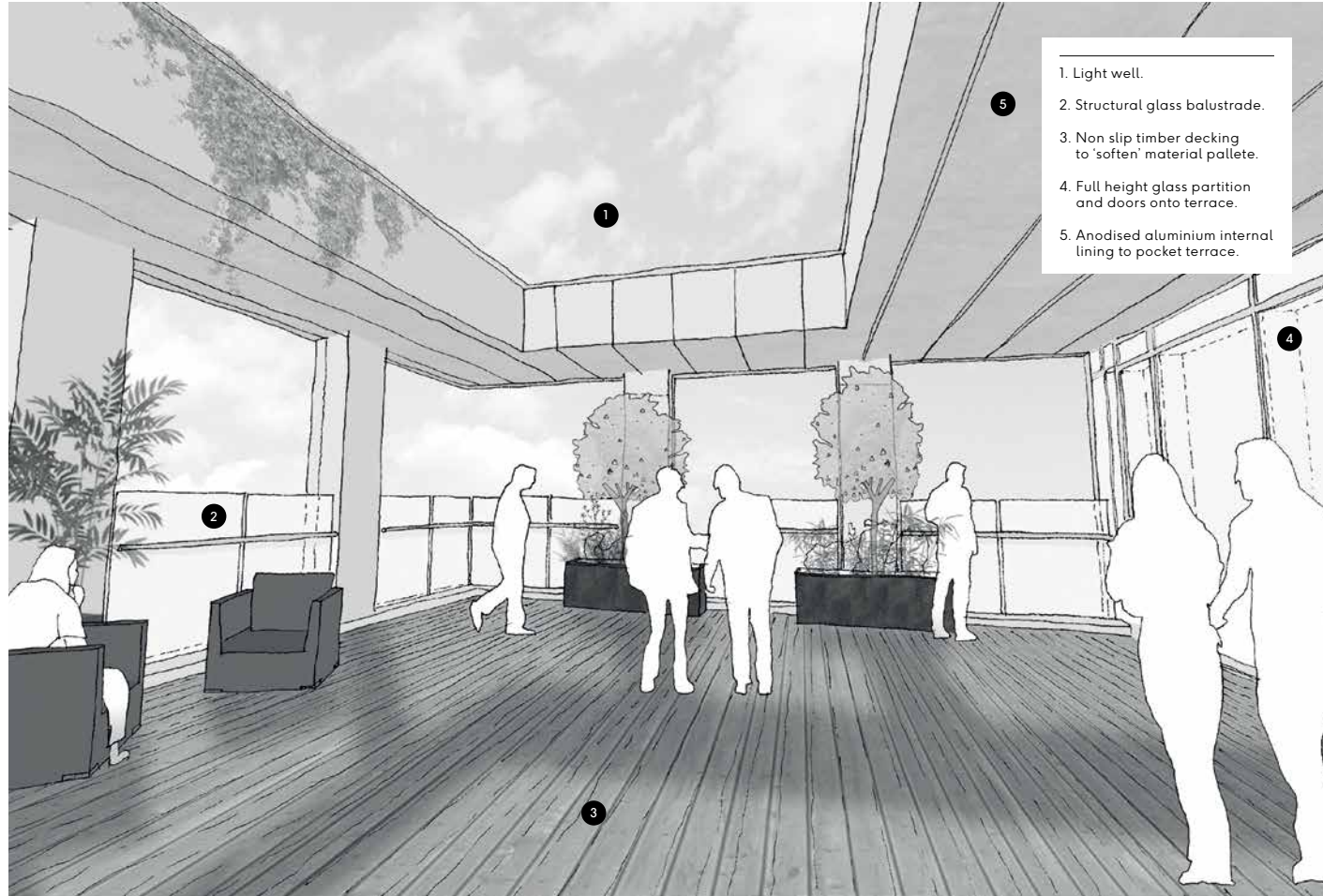




1. Exposed concrete soffits and services.
2. Linear granite paving on diagonal route to match externals.
3. Painted metal sheet bonded to timber substrate. Facets to be formed as illustrated. Appearance to match adjacent balustrades and entrance canopy.
4. Spray painted MDF panelling on timber subframe to form desking, modesty panels, cupboards and rear 2.1m high wall. High quality satin two pack spray finish.
5. Linear lighting recessed into rear partition. Full height recessed strips formed in MDF panelling to form 3 stripes as illustrated.
6. Feature vertical lighting above reception desk.
7. Linear timber slatted ceiling, as feature through diagonal route with linear lighting strips.

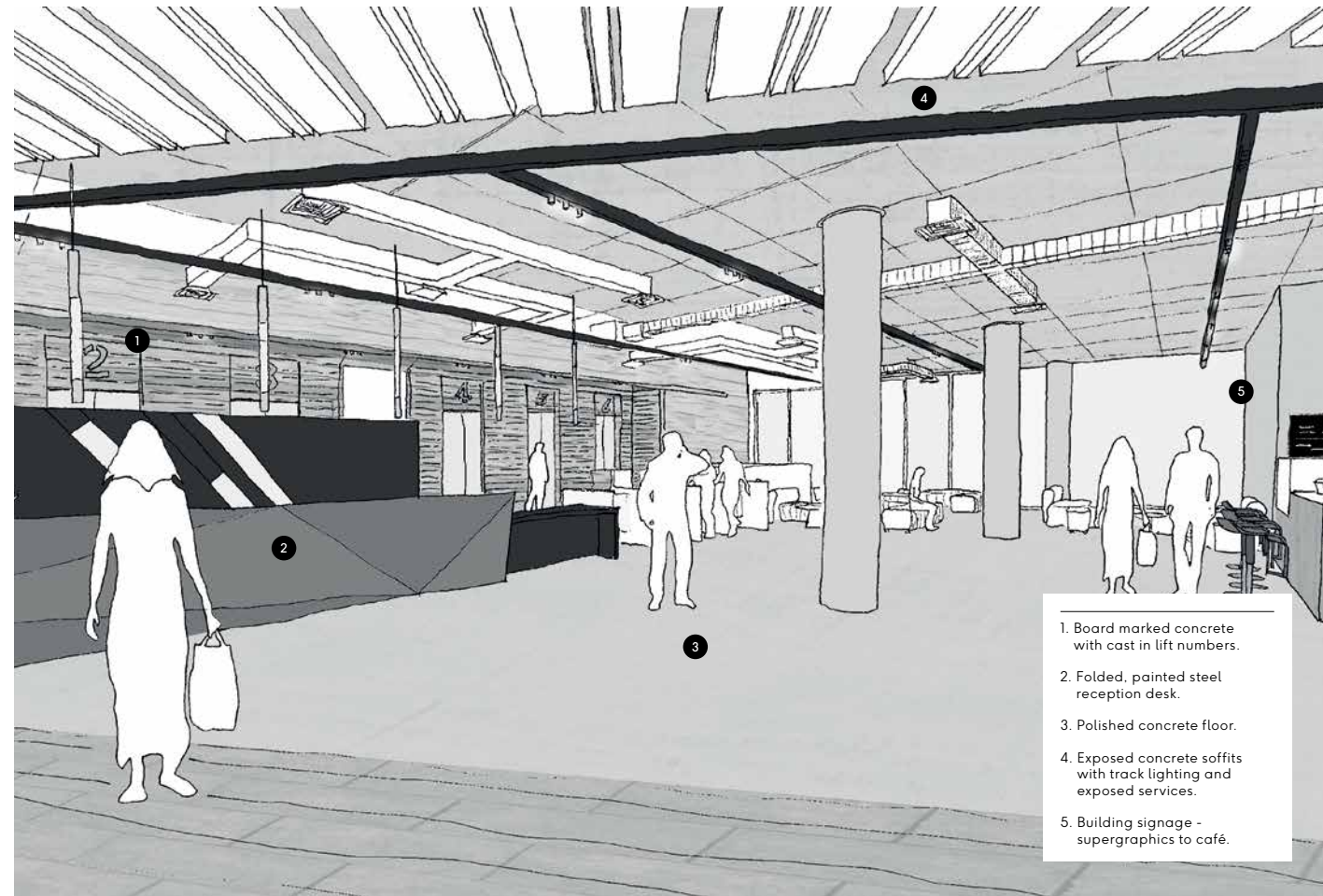


1. Feature lighting suspended from exposed soffit.
2. Building signage or brand signage.
3. Full height glazed windows and doors onto terrace area.
4. Exposed concrete soffit with exposed services.

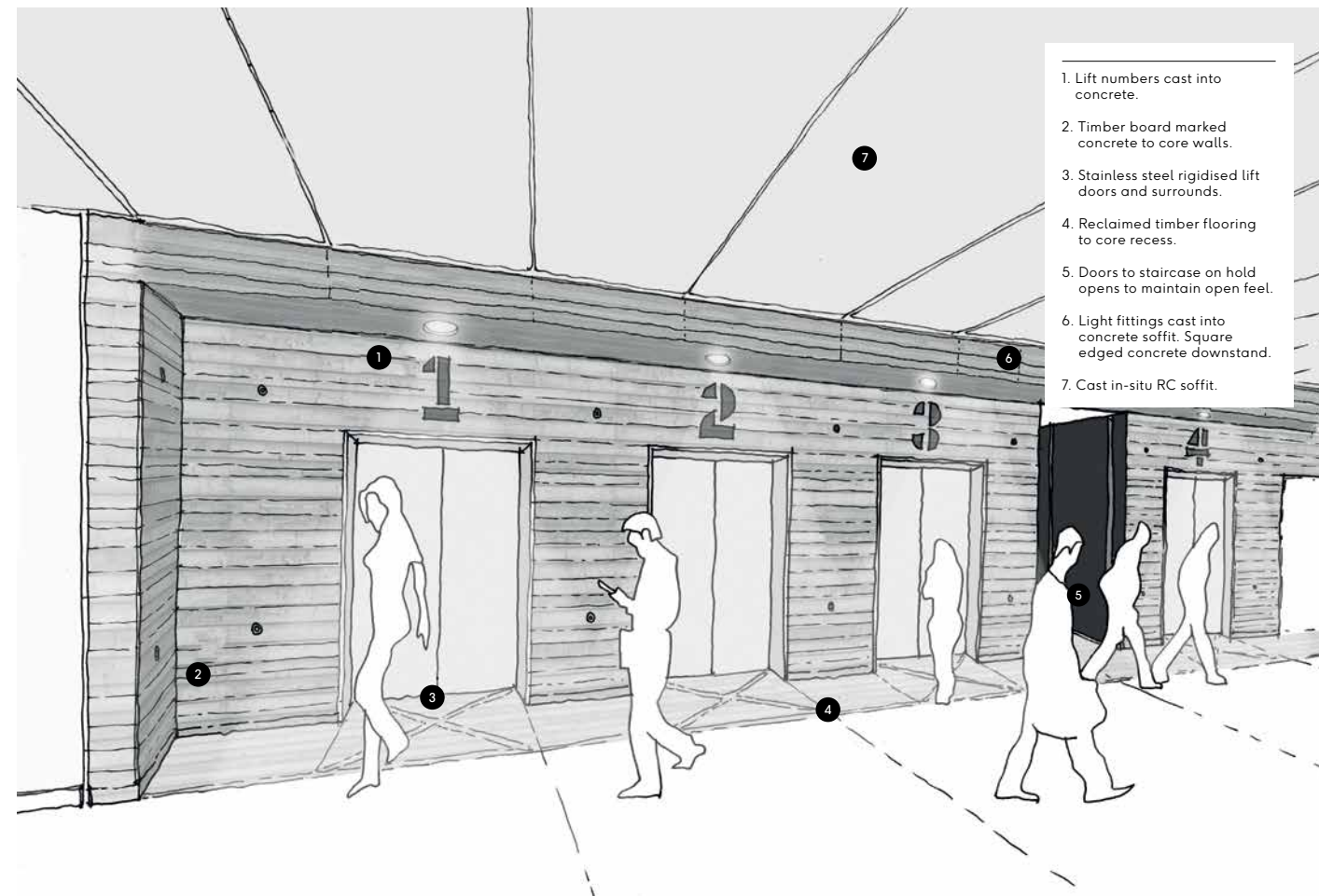
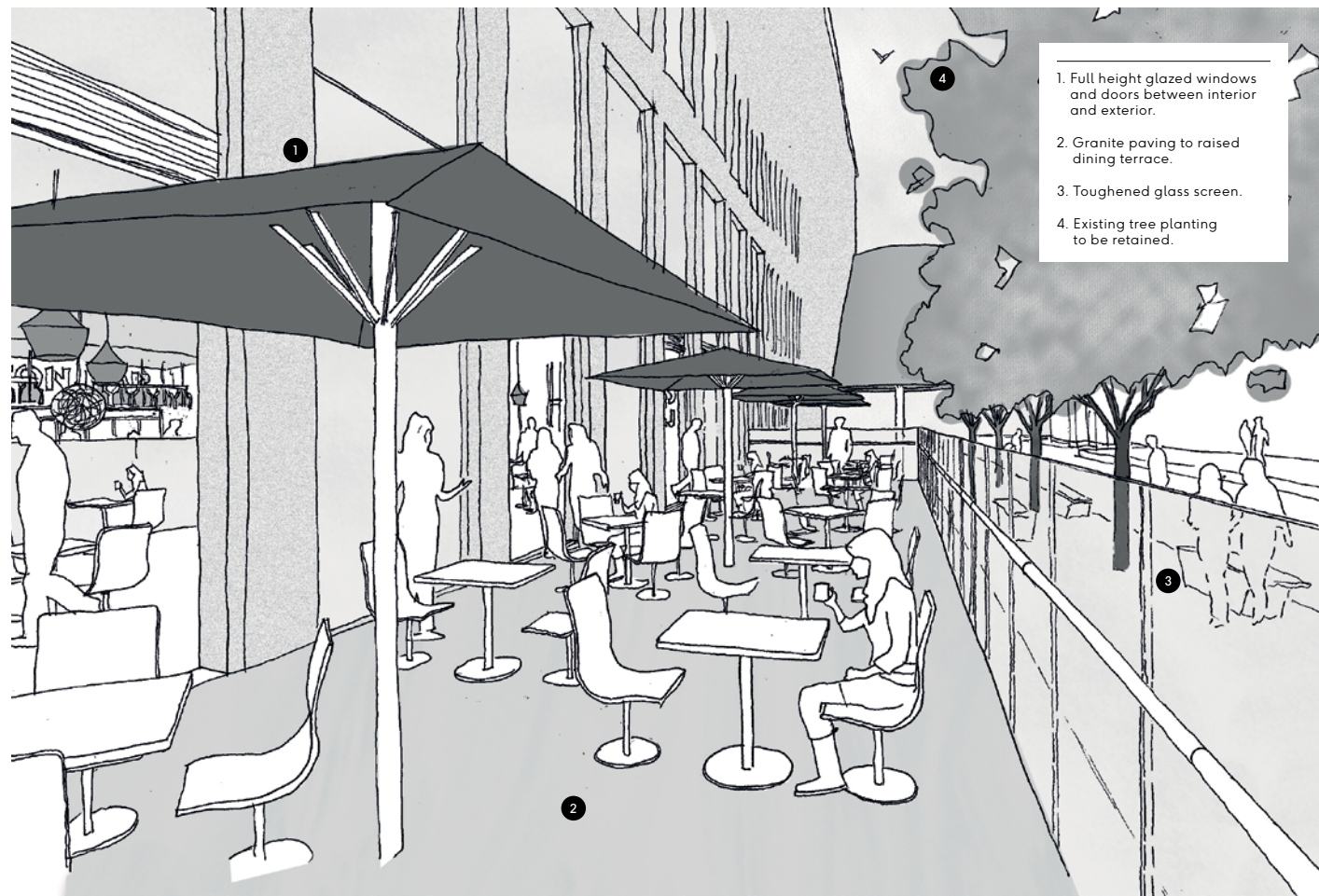


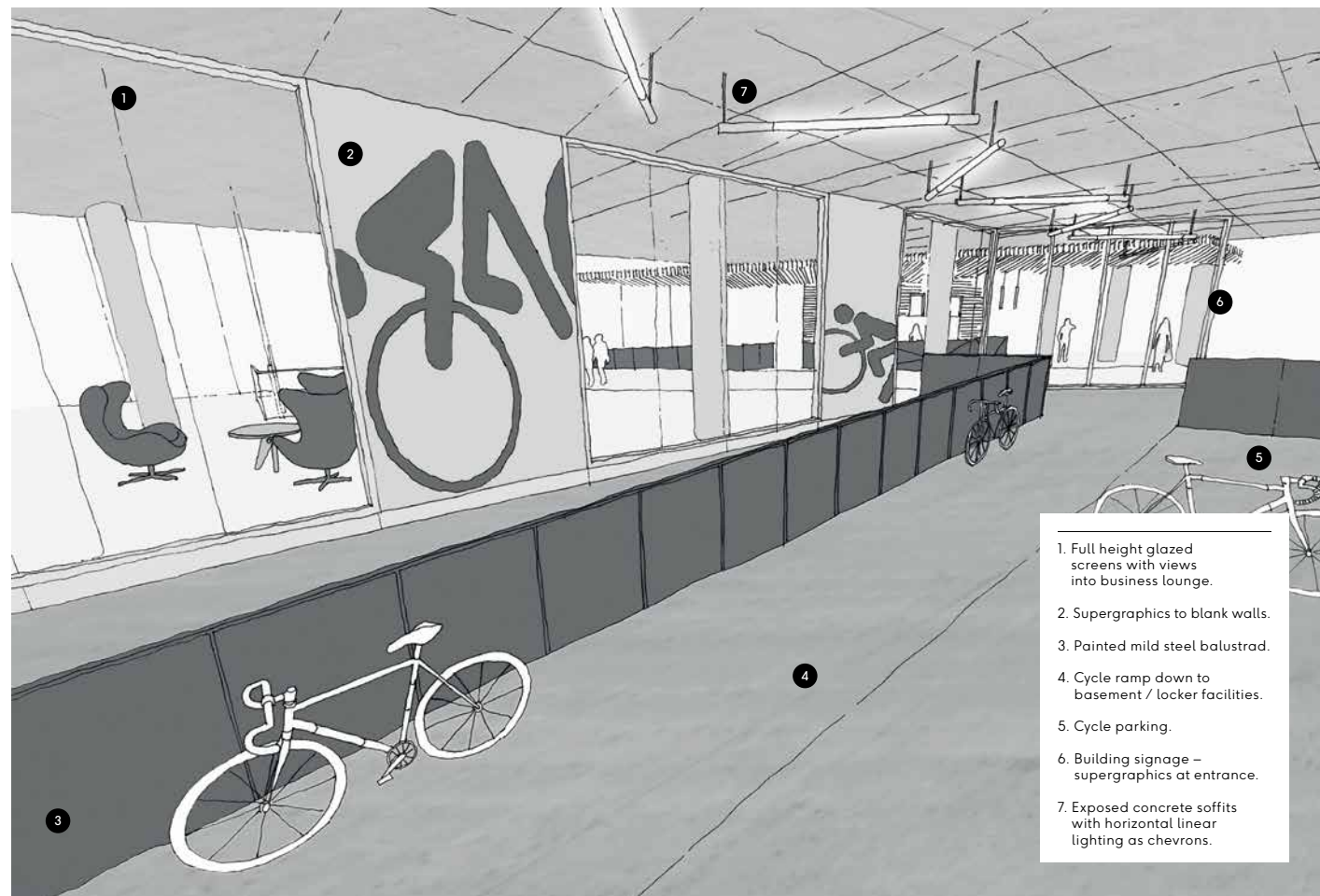


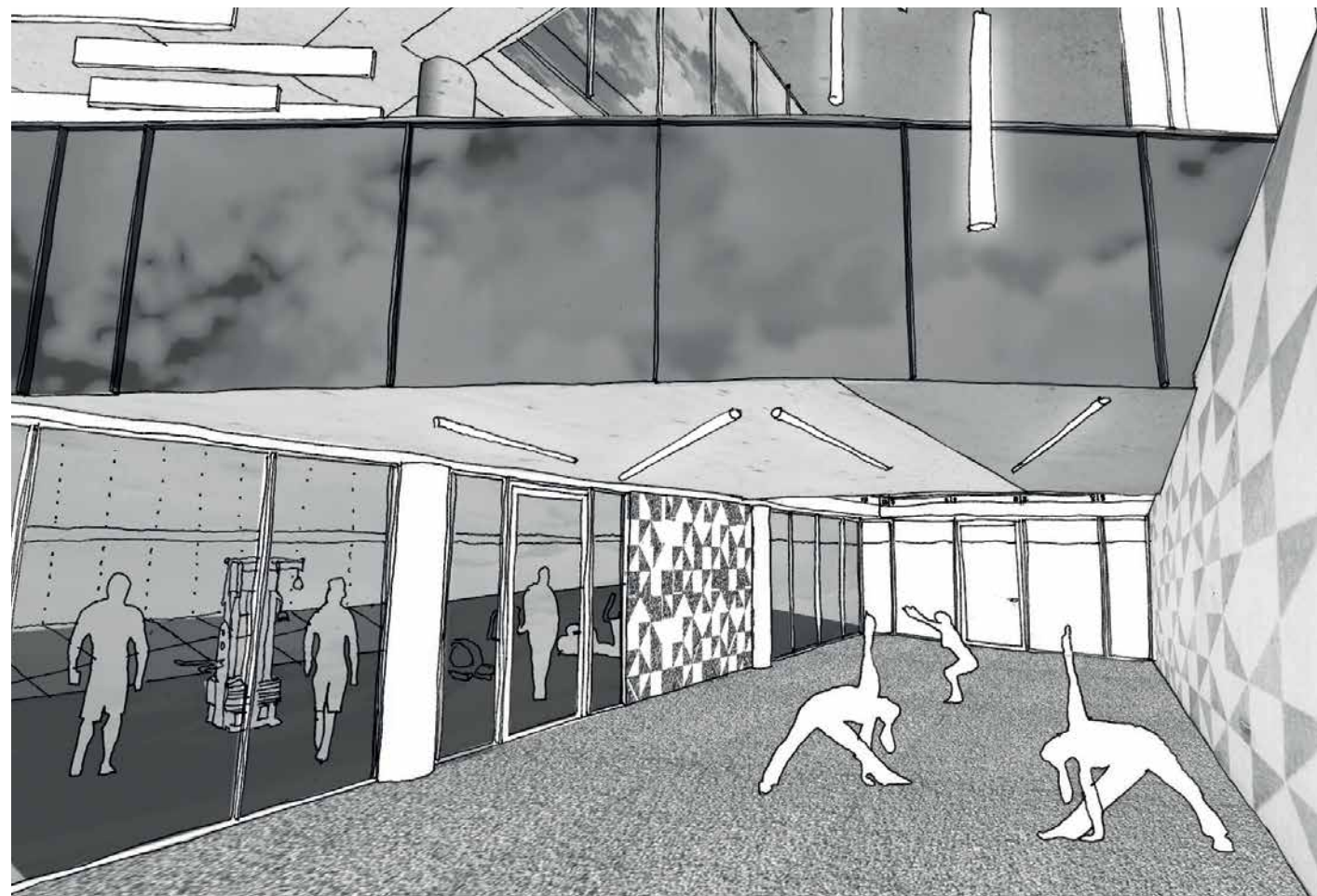
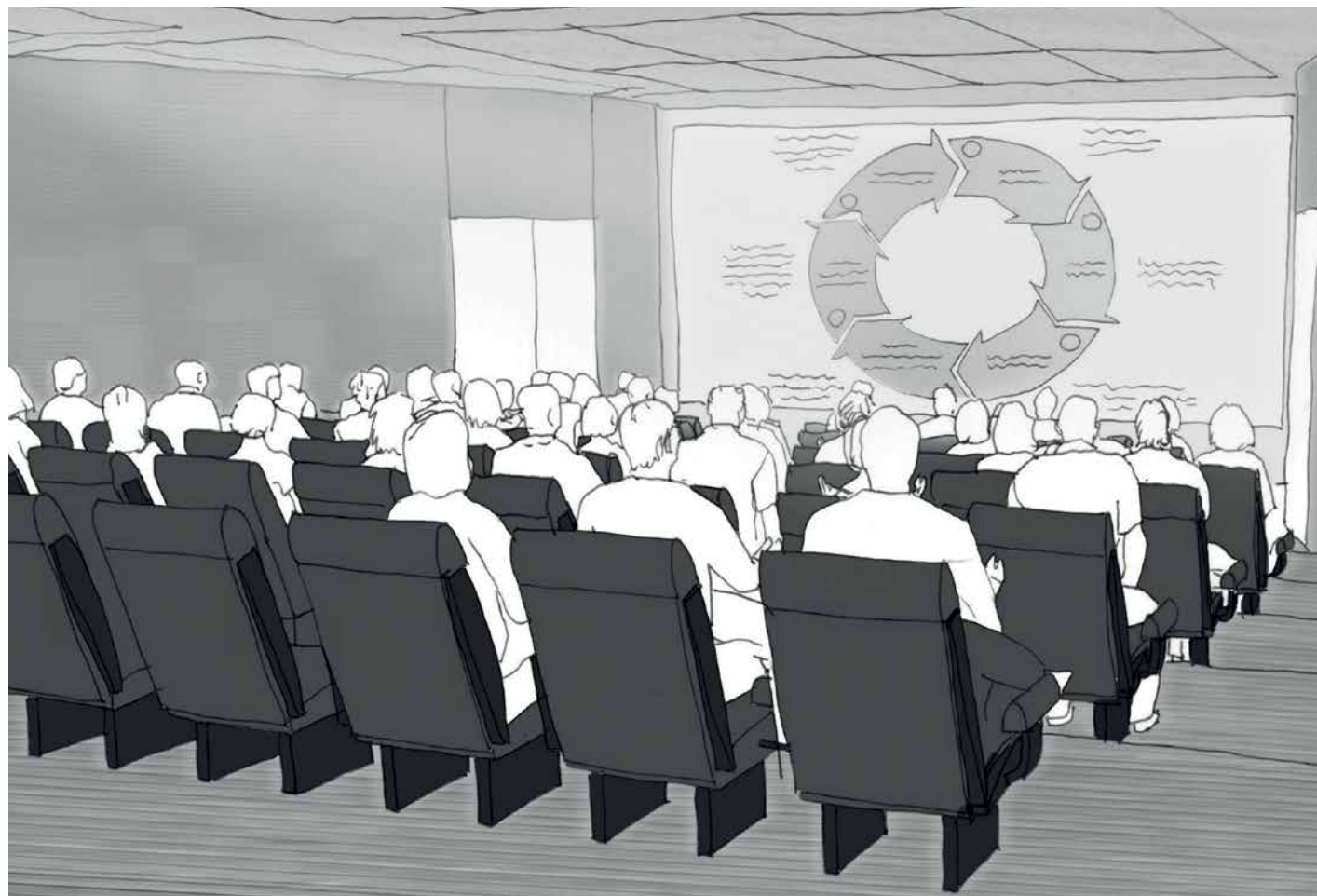
1. Insitu concrete walls.
2. Floor numbers cast into concrete.
3. Concrete stair with carborundum discs cast into treads.
4. Linear slot cast into face of concrete steps.
5. Solid timber handrail.
6. Painted mild steel balustrade fixed to concrete flight.



1. Board marked concrete with cast in lift numbers.
2. Folded, painted steel reception desk.
3. Polished concrete floor.
4. Exposed concrete soffits with track lighting and exposed services.
5. Building signage - supergraphics to café.







SPINNINGFIELDS MANCHESTER XYZ DESIGN PROPOSAL



Hello Work is a workplace platform which provides spaces for small business to grow.

Hello Work offers hot-desking, co-working, managed studios alongside a community, support and events programme, which creates an eco-system that businesses benefit from.

Hello Work enables its members' access to opportunity, collaboration, incubation, acceleration and access to finance. Home to where enterprise happens and individuals develop.

The mission is to improve the way everyone works, through creating the next generation of workspace. To create destinations and communities for those who want to interact and relate to enterprise and creative industries; or work in new ways.

Say hello to a great place to work!



ALLIED LONDON ABOUT US

AlliedLondon

Allied London is an award winning property development company with a track record of delivering complex mixed use developments to the highest quality from inception to completion.

Privately owned since 2000 we have evolved as one of the UK's leading developers operating in London and the UK's largest cities. Our vision is to take on difficult, ambitious and exciting projects where our creative expertise and practical know-how can make the biggest contribution to the built environment and community.

We have an enviable reputation for successfully designing, delivering, managing and leasing city centre projects throughout the UK. Our aim is to create mixed use developments combining residential, office, retail and leisure spaces within carefully planned and managed environments. By working closely with worldwide talented architects and designers we are able to inspire the creation of design excellence.

Our approach to property management and development is founded on the commitment to building strong relationships with all the key participants on every project.

Proud winners of over 75 industry awards, including developer of the decade 2010, and for its developments, best commercial workspace 2009 and 2010, best British building 2008 and the Stirling Prize for Sustainability 2009.

www.alliedlondon.com



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