

# HAVELOCK

MANCHESTER

AVAILABLE Q1 2024





## Why Manchester

Manchester is a city that creates and retains talent, with five top universities located in the region.

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## Floorplans

See our space with space plans & CGIs.

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## Wellness

Havelock is changing perception about healthy buildings, find out how.

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## Map

View the location, amenities and transport connections.

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## Sustainability

Havelock has been designed to provide a future proofed, sustainable workplace.



## Location

Take a look at what Manchester has to offer.

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## Specification

Understand the specification Havelock has on offer.

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## Contact

Who to contact to learn more.

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Manchester is driving the highest office take-up rates of any regional city as well as being the largest creative, digital and tech hub outside of London



## Deep Pool of Graduate Talent

**100,000**

Students across 5 universities

**57%** Of students who left Manchester for University return after graduating

**20,000**

STEM graduates each year

Securing jobs and driving population growth

**51%** Graduate retention rate (Manchester City Centre)

University of Manchester ranked 25 by Russell Group accreditation and international ranking

**72%** 72% Student retention, highest outside London (Source: Centre Force Cities)

Largest Clinical Academic Campus in Europe

**7.2m** Within a 1 hour commute

**500,000** With a degree education or above

One of the largest student populations in Europe

5 universities: The University of Manchester, Manchester Metropolitan University, University of Salford, University of Bolton and University Academy 92

## A Vibrant City

**149%**

City centre population growth since 2002

**22%**

Net increase in new restaurants & bars, the fastest growing leisure scene in the UK

**500,000**

People aged 24 - 34, the largest regional millennial population

UK's Top Digital Tech City 2020

## Transport

**255**

International airport with direct flights to 255 destinations

**72**

Direct trains to London every day

**44.3m**

Passenger journeys on the Metrolink in 2019/20 connecting Greater Manchester

Location

Deansgate Square

Beetham Tower

Manchester Central

Albert Square

Deansgate Station

First Street

Bridgewater Hall

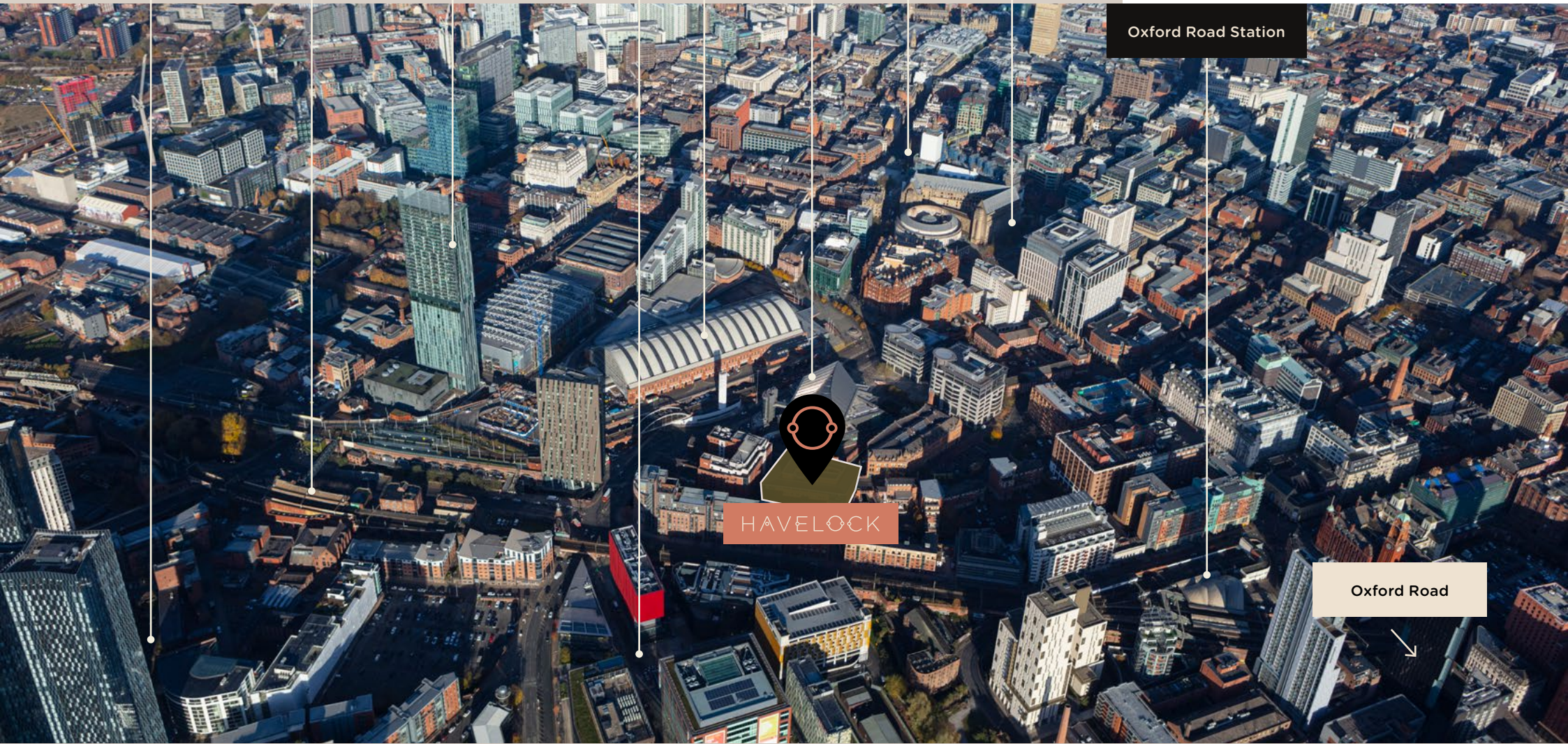
St Peter's Square

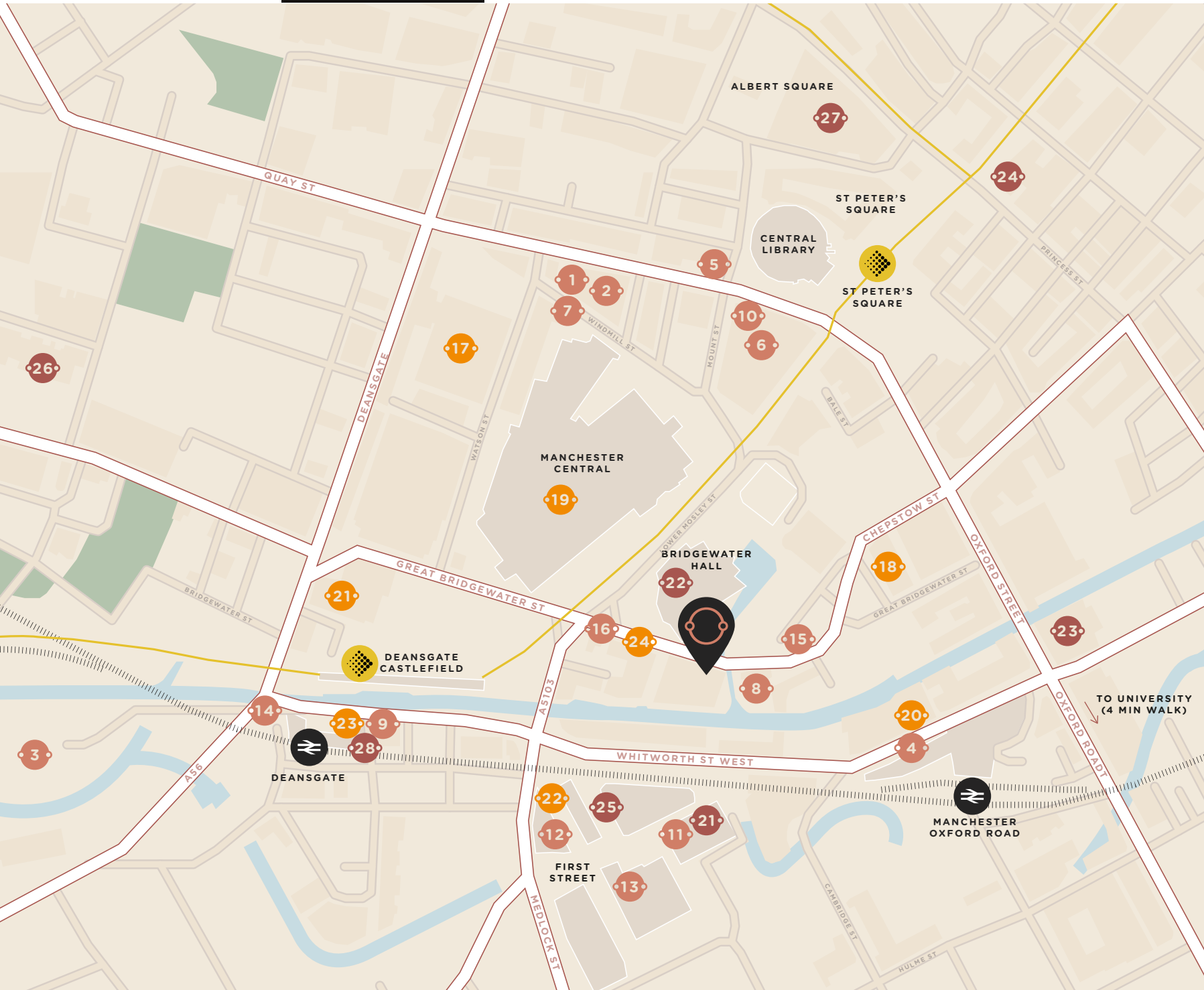
Oxford Road Station

Oxford Road

HAVELOCK

Ideally located to benefit from the proximity of the business and innovation district. Havelock is surrounded by lifestyle and cultural amenities as well as many new places to live. The transport connections of Oxford Road and Deansgate train stations and Deansgate-Castlefield and St Peter's Square Metro links are all within 4 to 7 minutes' walk away.





## Amenities & Transport

### Food & Drink

1. Rudy's Neapolitan Pizza
2. Albert's Schloss
3. Dukes 92
4. Gorilla
5. Starbucks
6. The Midland Hotel
7. Impossible Bar
8. Rain Bar
9. El Diablo Bar
10. The French
11. Vertigo
12. Indian Tiffin Room
13. Pizza Express
14. Atlas Bar
15. Peveril of the Peak
16. The Briton's Protection

### Retail & Leisure

17. The Great Northern
18. Bannatyne Health Club
19. Manchester Central
20. O2 Ritz
21. The Hilton Hotel
22. Junkyard Golf
23. The Comedy Store
24. Jurys Inn

### Culture

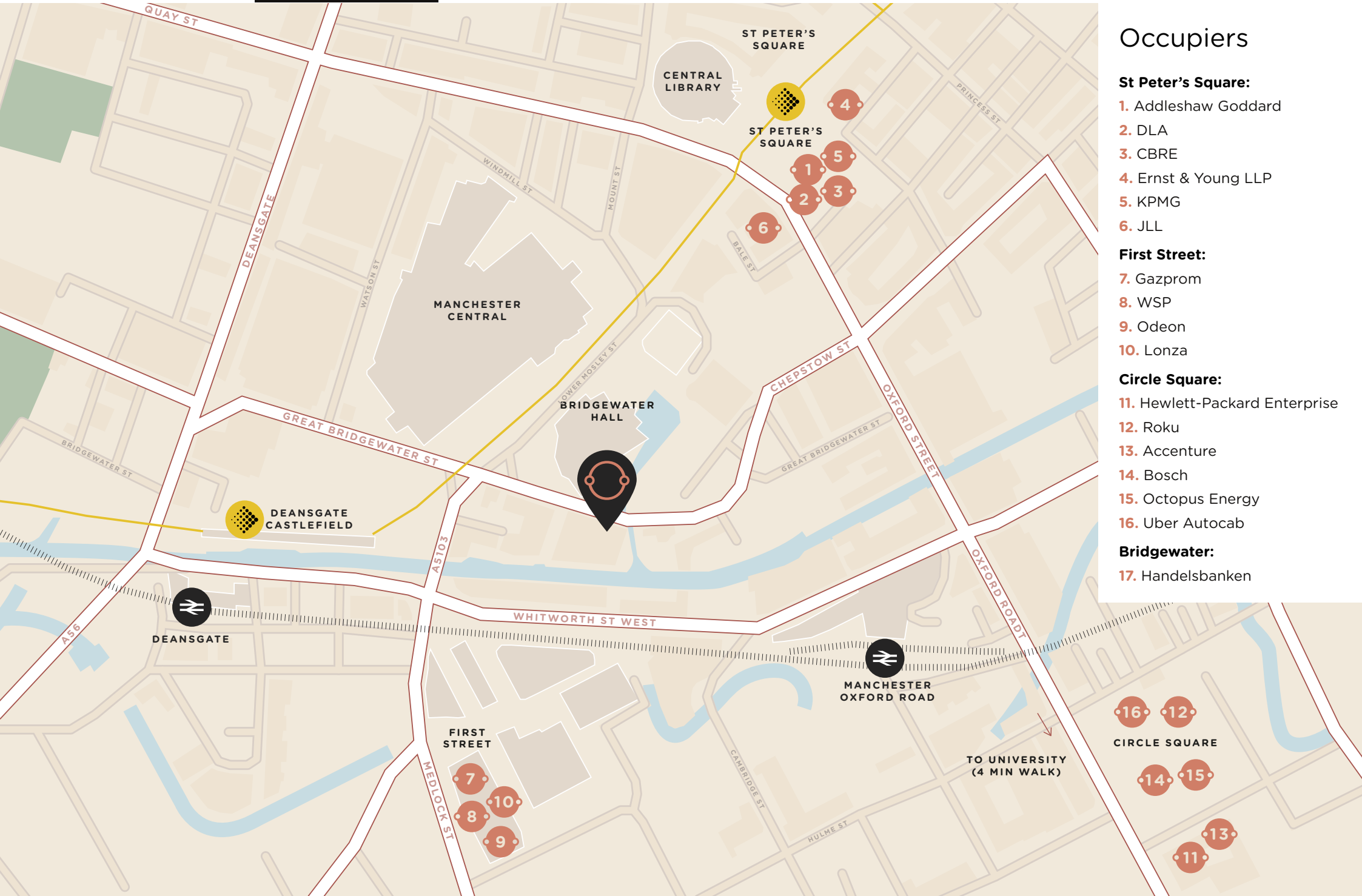
25. Bridgewater Hall
26. Palace Theatre
27. Manchester Art Gallery
28. HOME Manchester
29. Science & Industry Museum
30. Manchester Town Hall
31. Deansgate Locks

### Metrolink (walking)

- Deansgate-Castlefield (4min)
- St Peter's Square (7min)

### Train Stations (walking)

- Deansgate (5min)
- Manchester Oxford Road (8min)
- Piccadilly Station (15min)



## Occupiers

### St Peter's Square:

1. Addleshaw Goddard
2. DLA
3. CBRE
4. Ernst & Young LLP
5. KPMG
6. JLL

### First Street:

7. Gazprom
8. WSP
9. Odeon
10. Lonza

### Circle Square:

11. Hewlett-Packard Enterprise
12. Roku
13. Accenture
14. Bosch
15. Octopus Energy
16. Uber Autocab

### Bridgewater:

17. Handelsbanken



Havelock has been designed to the highest possible standards to provide a sustainable work place, helping occupiers to meet their own ESG and Net Zero commitments.





Retaining the existing structure saves

**2,000**  
tonne CO<sup>2</sup>e

equivalent to:



4,750  
flights to NY



160 million  
cups of tea  
made



10,250  
trees planted



## Havelock aims to achieve the following green credentials and principles:



Whole Life Carbon  
(saving 4,005,000  
kgCO<sub>2</sub> over a new build)



Site Renewables  
(26% of regulated energy  
demand provided on site)



EPC "A" rating

**BREEAM<sup>®</sup>**

BREEAM  
"Outstanding" rating



Future Proofing  
(Gas fuelled heat  
generation phased out)



Operational Carbon  
(78% improvement on  
existing building)



Structural Frame  
(100% retained)

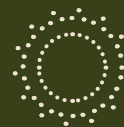


Control and energy  
monitoring strategy  
designed-in

## Site Renewables



PV panels



Solar thermal panels



Air-source heat pumps



Waste water heat recovery

**92%**

(by weight) of demolition waste  
will be diverted from landfill

**85%**

(by weight) of non-demolition  
waste will be diverted from landfill

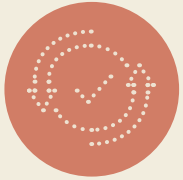
**10%**

More than 10% of the building's  
total energy consumption  
provided by renewable sources



A thoughtful, carbon efficient approach to development

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A holistic and balanced response to development impact

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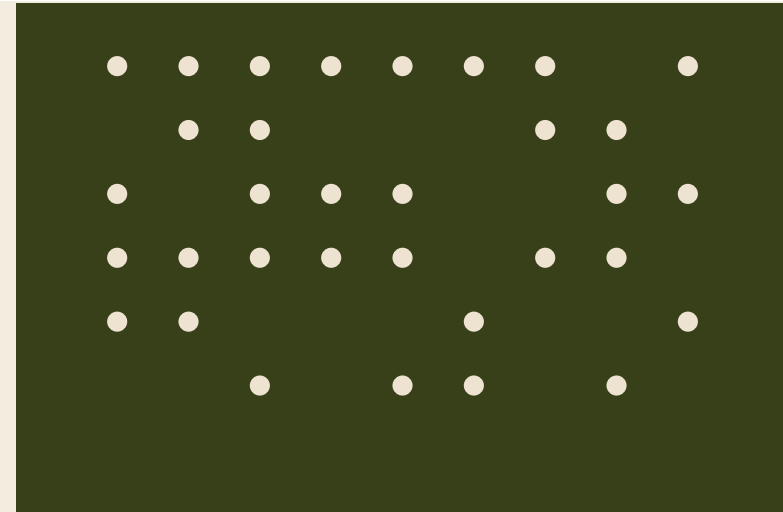
Over the lifetime of the building (60 years) Havelock is more efficient than a comparable new build

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Havelock is targeting 5\* NABERS

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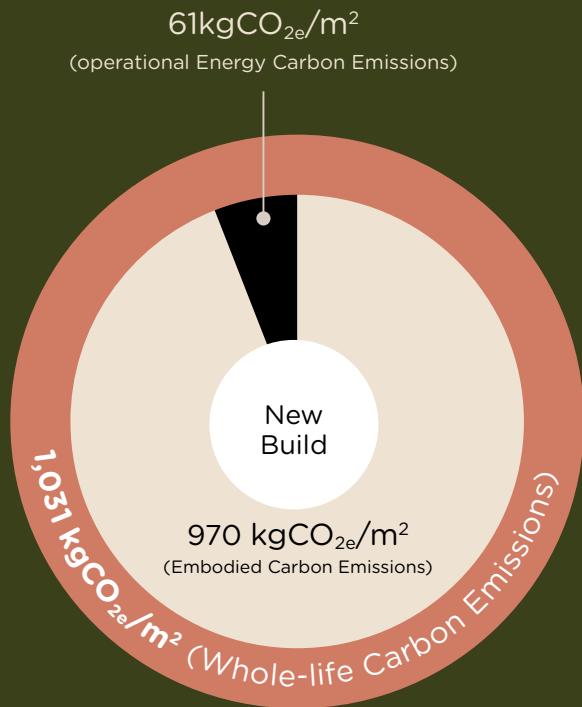


A refurbished and extended building reflects a responsible and balanced approach to development impact.

A Whole Life Carbon Indicative Options Appraisal has been completed by Savills Earth to estimate the whole life (operational carbon+embodied carbon) emissions associated with three redevelopment scenarios for Havelock.

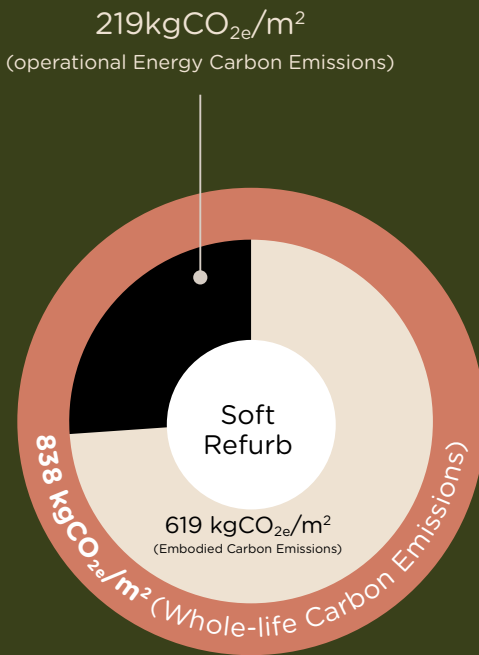
Whole-life Carbon Emissions ■  
 Embodied Carbon Emissions ■  
 Operational Energy Carbon Emissions ■

**Note: whole life = 60 years**



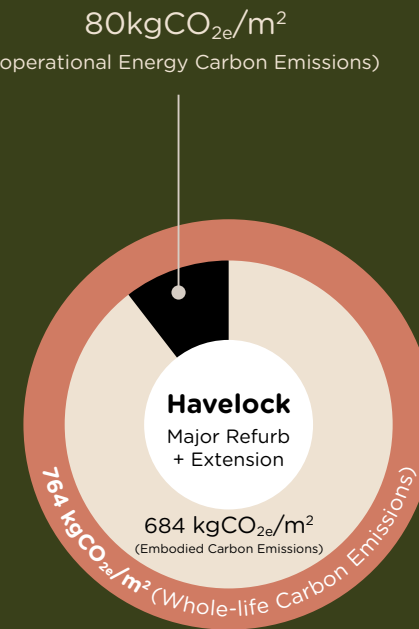
GIA: 14,995 m<sup>2</sup>

(Assumes the latest technology adopted)



GIA: 11,076 m<sup>2</sup>

(Assumes existing M&E require replacing within two years)



GIA: 14,995 m<sup>2</sup>

(The best economic and carbon solution to development)

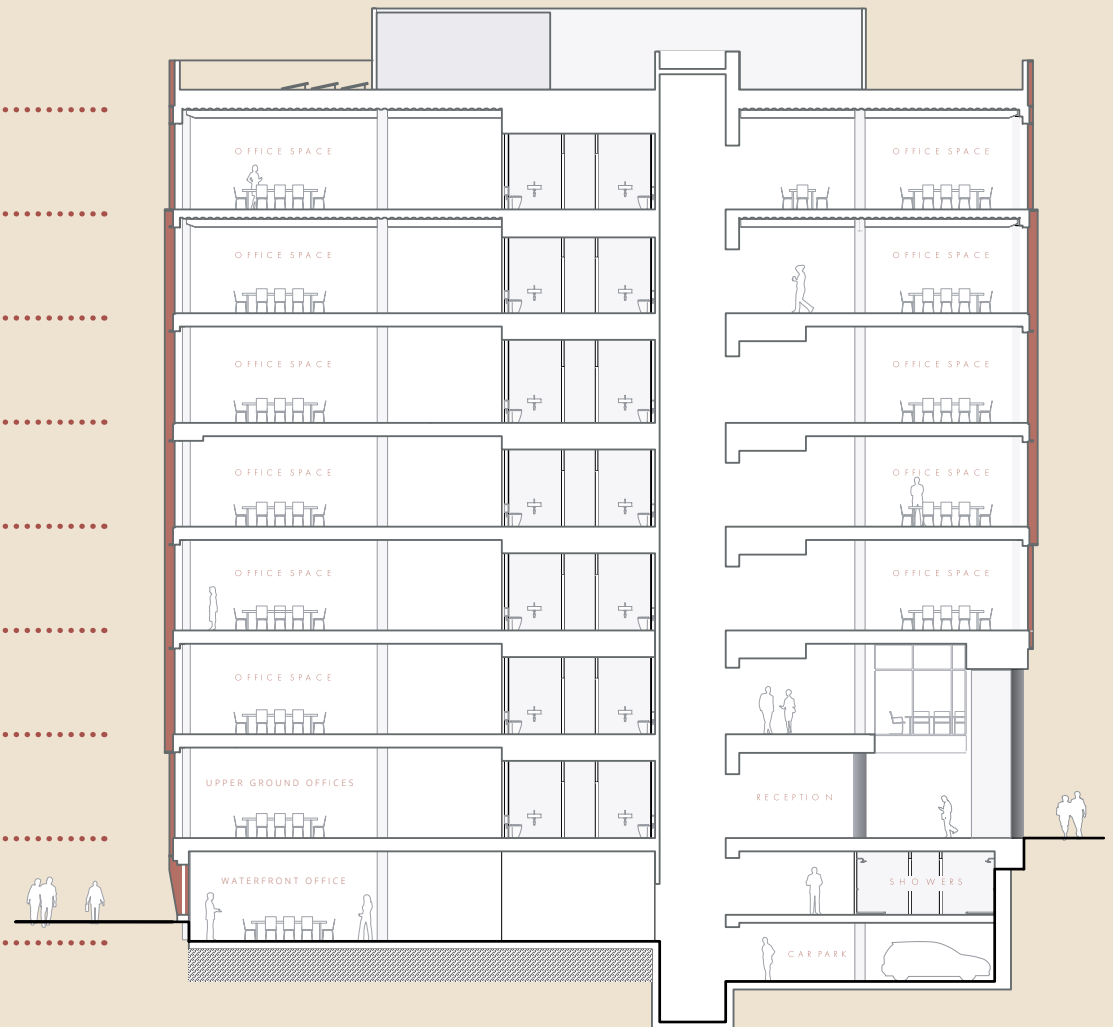
Potential whole-life carbon savings: 4,005 tonnes CO<sub>2</sub> over the new build scenario

Potential whole-life carbon savings: 267kgCO<sub>2e</sub>/m<sup>2</sup> over the new build scenario

Potential embodied carbon savings: 286kgCO<sub>2e</sub>/m<sup>2</sup> over the new build scenario

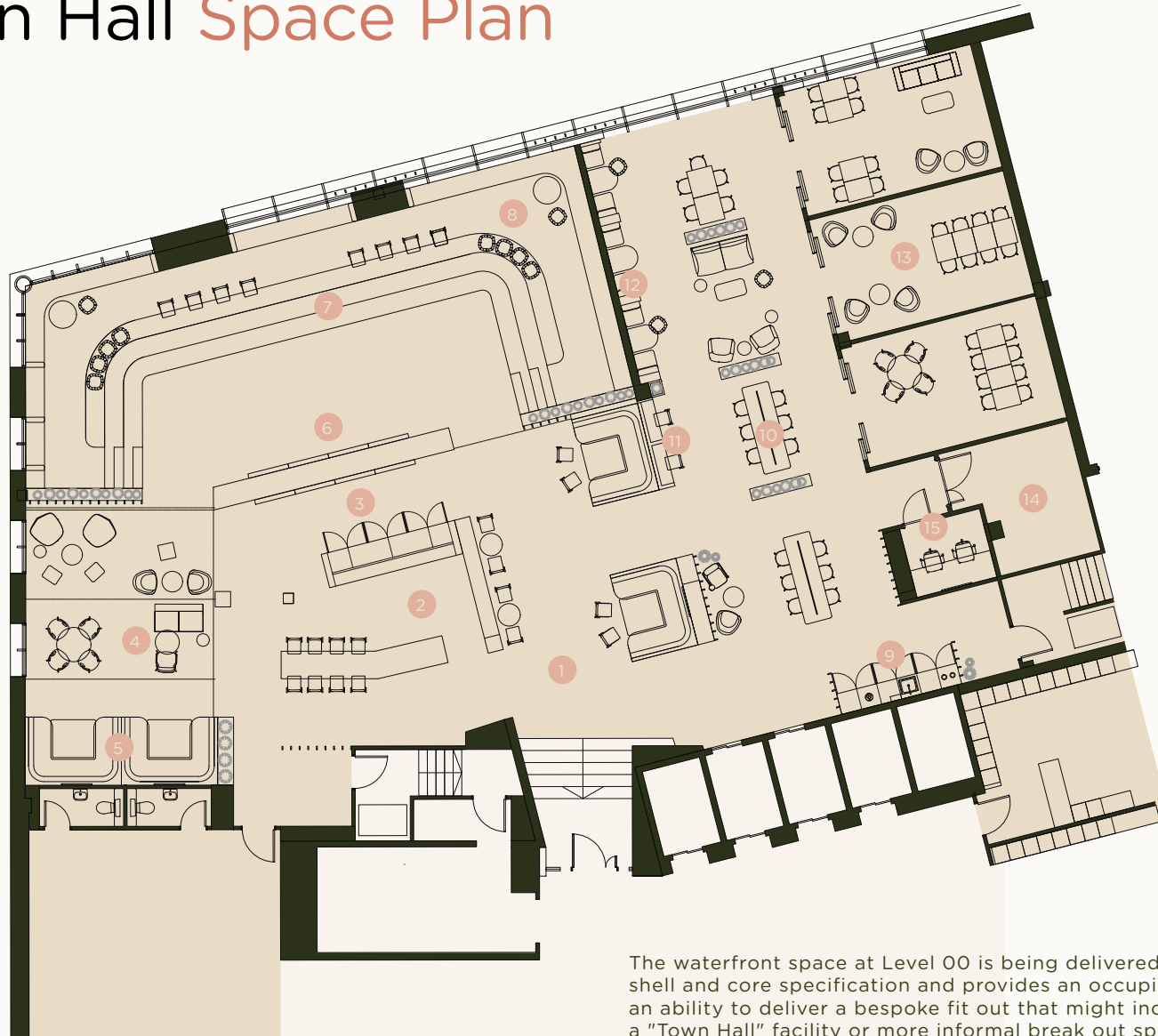
# Schedule of Accommodation

LEVEL	USE	OFFICE		TERRACE	
		SQ M	SQ FT	SQ M	SQ FT
06	OFFICE	1,460	15,715	58	624
05	OFFICE	1,460	15,715	47	506
04	OFFICE	1,459	15,705	58	624
03	OFFICE	1,459	15,705	47	506
02	OFFICE	1,459	15,705	58	624
01	OFFICE	1,442	15,521	-	-
UPPER GROUND	OFFICE/ RECEPTION	1,039	11,184	-	-
WATERFRONT LEVEL	OFFICE/ STUDIO/ BIKE STORE/ CHANGING	486	5,220	-	-



# Waterfront Office Town Hall Space Plan

LEVEL	OFFICE	
	SQ M	SQ FT
WATERFRONT LEVEL	1,039	11,184

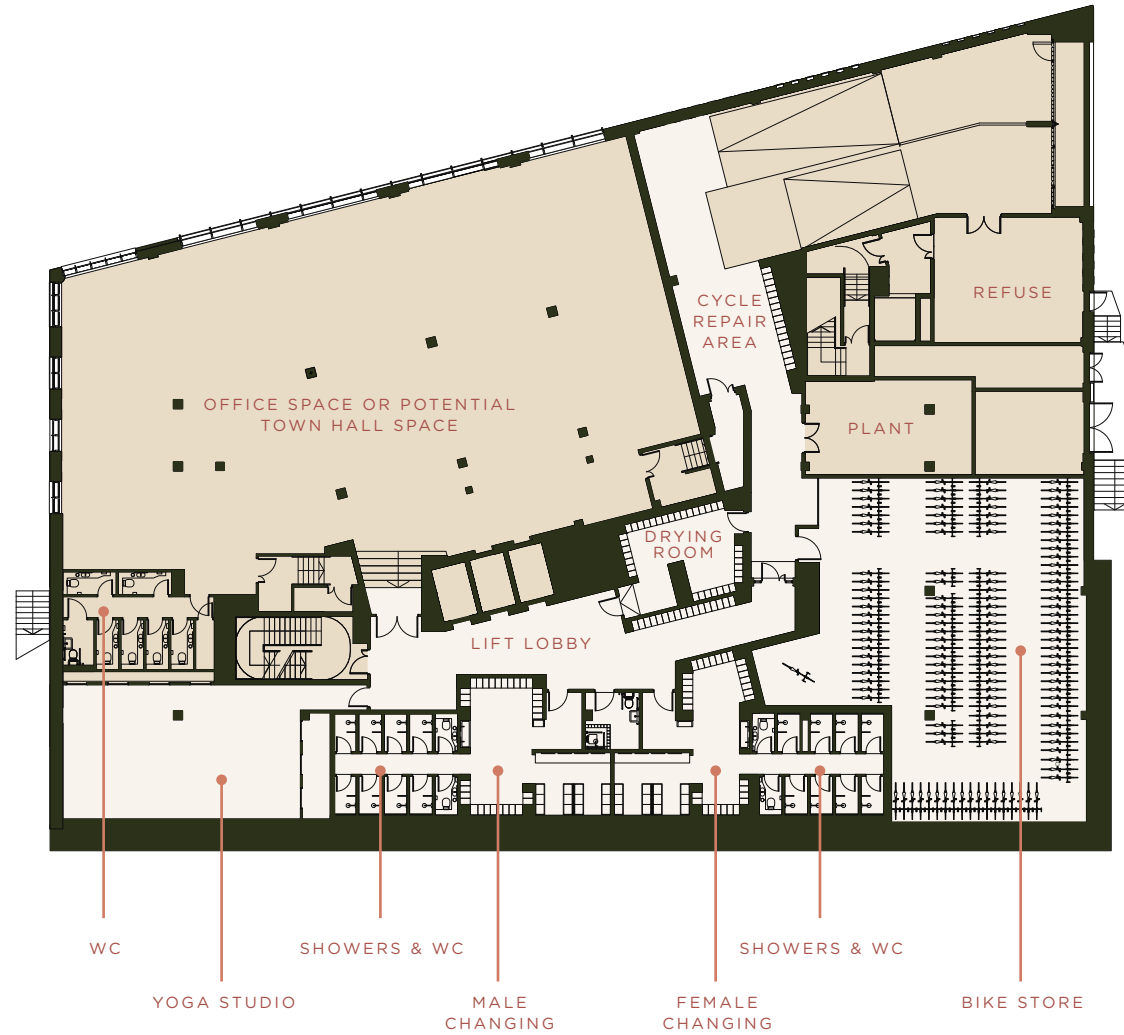


- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15

The waterfront space at Level 00 is being delivered to a shell and core specification and provides an occupier with an ability to deliver a bespoke fit out that might incorporate a "Town Hall" facility or more informal break out space.

# Waterfront

There is the opportunity to engage with the landlord to design a bespoke working environment maximising the waterfront aspect.



LEVEL

YOGA STUDIO



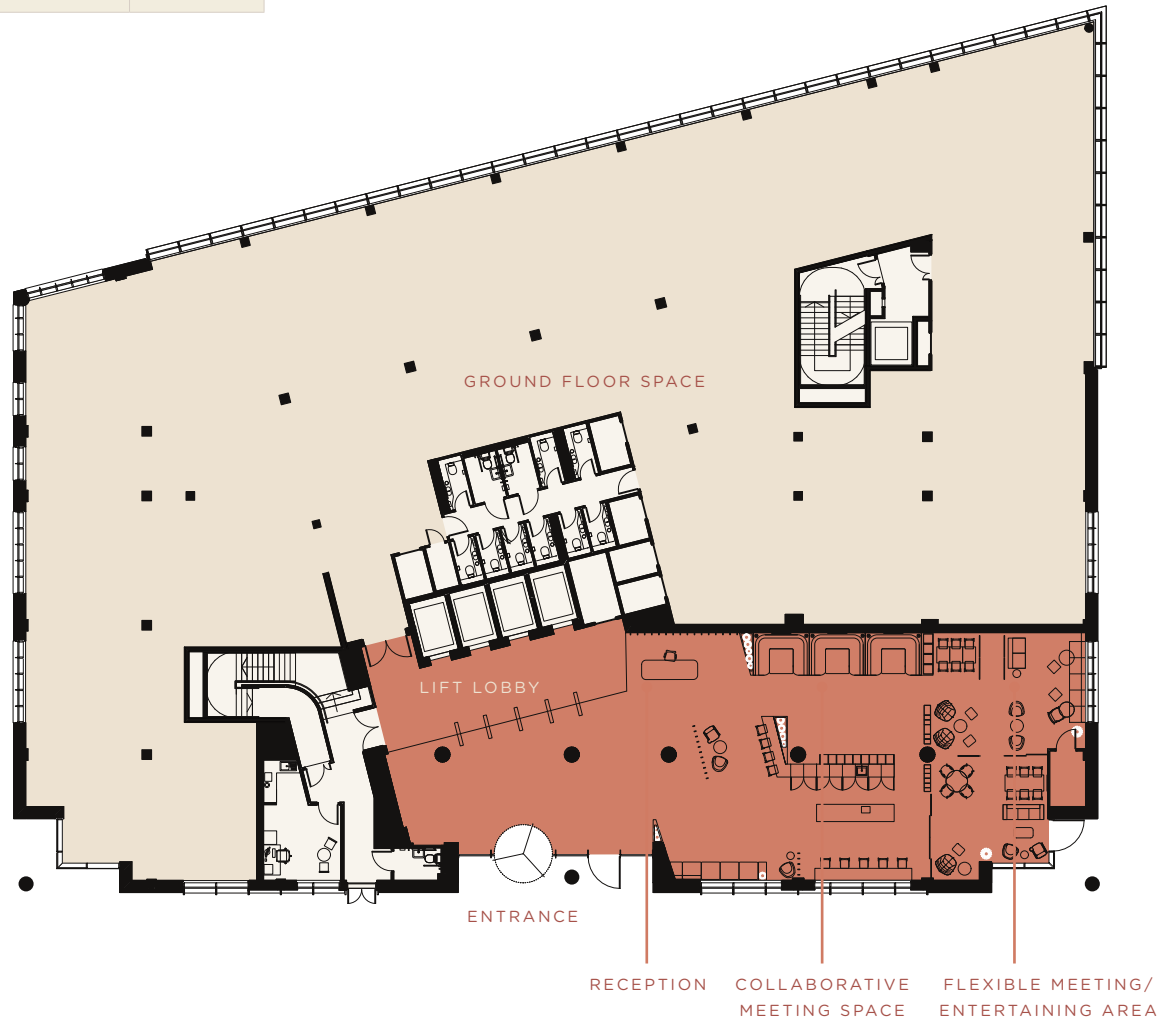
CHANGING ROOM



RECEPTION LOUNGE & SEATING

# Ground Floor

LEVEL	OFFICE	
	SQ M	SQ FT
01	1,039	11,184



LEVEL

BUSINESS LOUNGE



RECEPTION

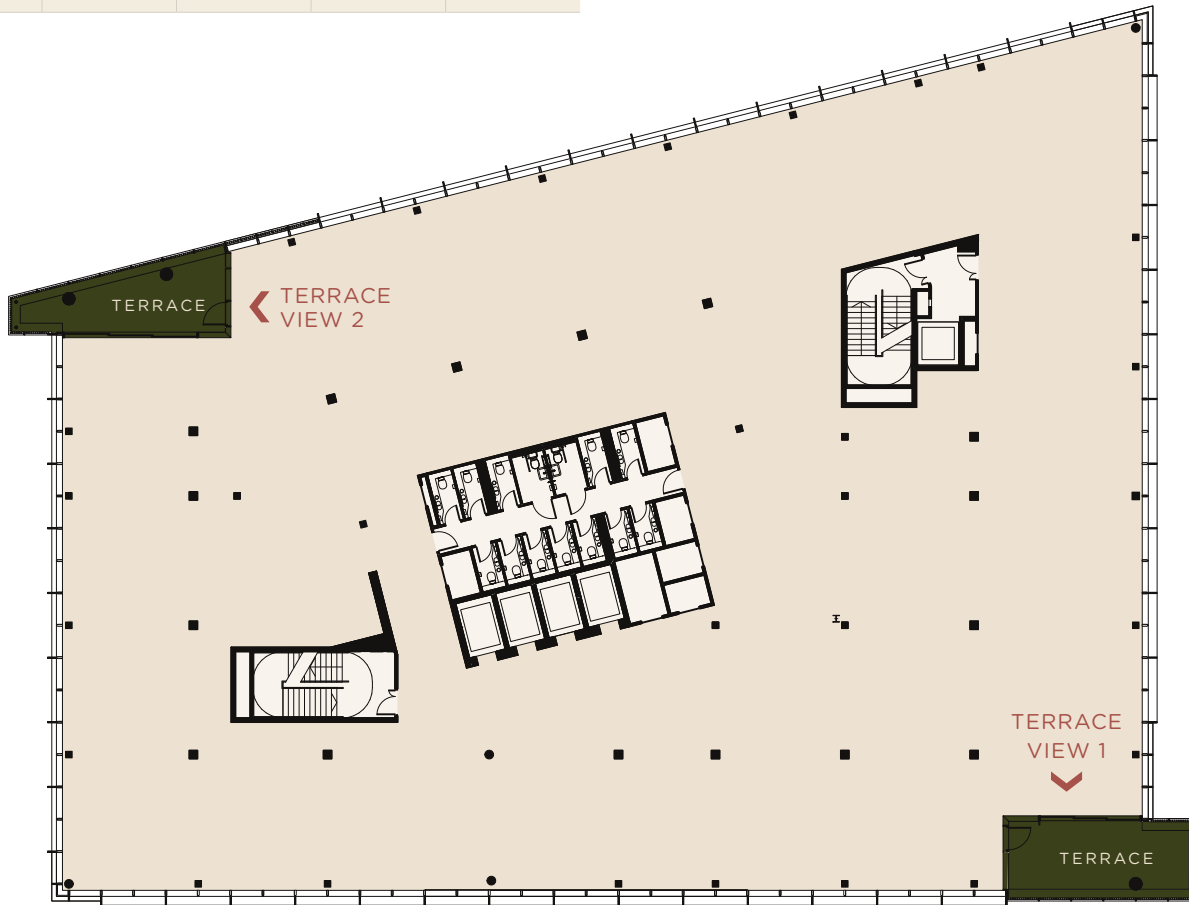




INDICATIVE TYPICAL UPPER FLOOR

# Typical Floor

LEVEL	OFFICE		TERRACE	
	SQ M	SQ FT	SQ M	SQ FT
03	1,459	15,705	58	624



TERRACE VIEW 1



TERRACE VIEW 2

LEVEL



# Typical Open Floor Space Plan

LEVEL	OFFICE		TERRACE	
	SQ M	SQ FT	SQ M	SQ FT
02	1,459	15,705	58	624



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10



LEVEL

# Typical Split Floor Space Plan

Example space planning features 140 workspaces on a 1:10 occupancy ratio.

LEVEL	OFFICE		TERRACE	
	SQ M	SQ FT	SQ M	SQ FT
02	1,459	15,705	58	624



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

LEVEL

SPLIT A  
821sq.m 8,837sq.ft

SPLIT B  
595 sq.m. 6,404sq.ft.

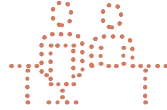
# Specification



Flexible/divisible  
floorplates



131 cycle  
storage spaces



Dedicated  
co-working space



Touchdown & lounge  
with hot beverage  
spots

BREEAM®

Target  
BREEAM  
'outstanding' Rating



Concierge  
welcome team



Raised access floors  
(200mm)



10. no external  
terraces



16 no. car parking  
spaces + EV charging  
points



16 no. showers &  
changing rooms  
(+ accessible shower)



BCO zoned high  
efficiency heating  
and cooling systems



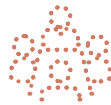
Automatic BMS  
controls and energy  
metering system



Electronic access  
control



Lockers & drying  
room facilities



1:8 occupancy  
ratio



Floor to underside  
of services 2.9m



Automatic lighting  
controls and daylight  
sensing



Solar gain  
reduction glazing



WiFi  
installation



Yoga &  
Wellness



Full CCTV  
installation



LED  
lighting



Photovoltaics  
(renewables)



EPC 'A'  
rating



1.5m planning  
grid



Havelock has a basement studio and gym which means you can join that lunchtime yoga class or catch the morning gym session. To keep fit, Havelock are encouraging workplace running clubs as well and many other useful ways to improve employee wellbeing.

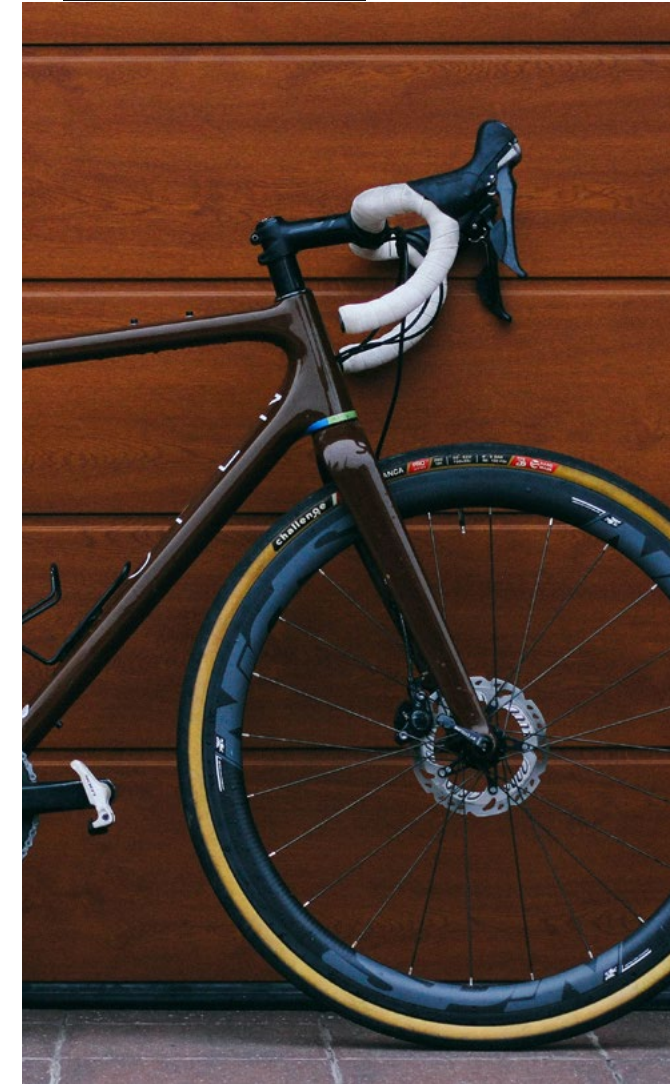
## Wellbeing is our common thread

Whether working from home, returning to the office or adopting a mixture of the two, for the many people who spend their working days at a desk, maintaining their wellbeing can be a challenge. At Havelock we are doing everything we can to promote a healthier work life balance.



# Made for cyclists

Our building uses a dedicated cycle entrance. Hang your bike on the racks, cool off in one of the many showers and keep your belongings safe in one of our secure lockers. And if you get a puncture, you can nip into the on-site bike centre for a quick fix.



131 bike storage spaces



Yoga & Wellness Studio



Electric bike & car charging points



16 showers (+ acc. shower)



Changing Rooms

For further information  
please contact:



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**Jonathan Cook**  
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A development by:



Development Manager:



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