

HAVELOCK

MANCHESTER

AVAILABLE Q1 2024





Why Manchester

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

Floorplans

See our space with space plans & CGIs.

Wellness

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

Map

View the location, amenities and transport connections.

Sustainability

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



Location

Take a look at what Manchester has to offer.

Specification

Understand the specification Havelock has on offer.



Contact

Who to contact to learn more.



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

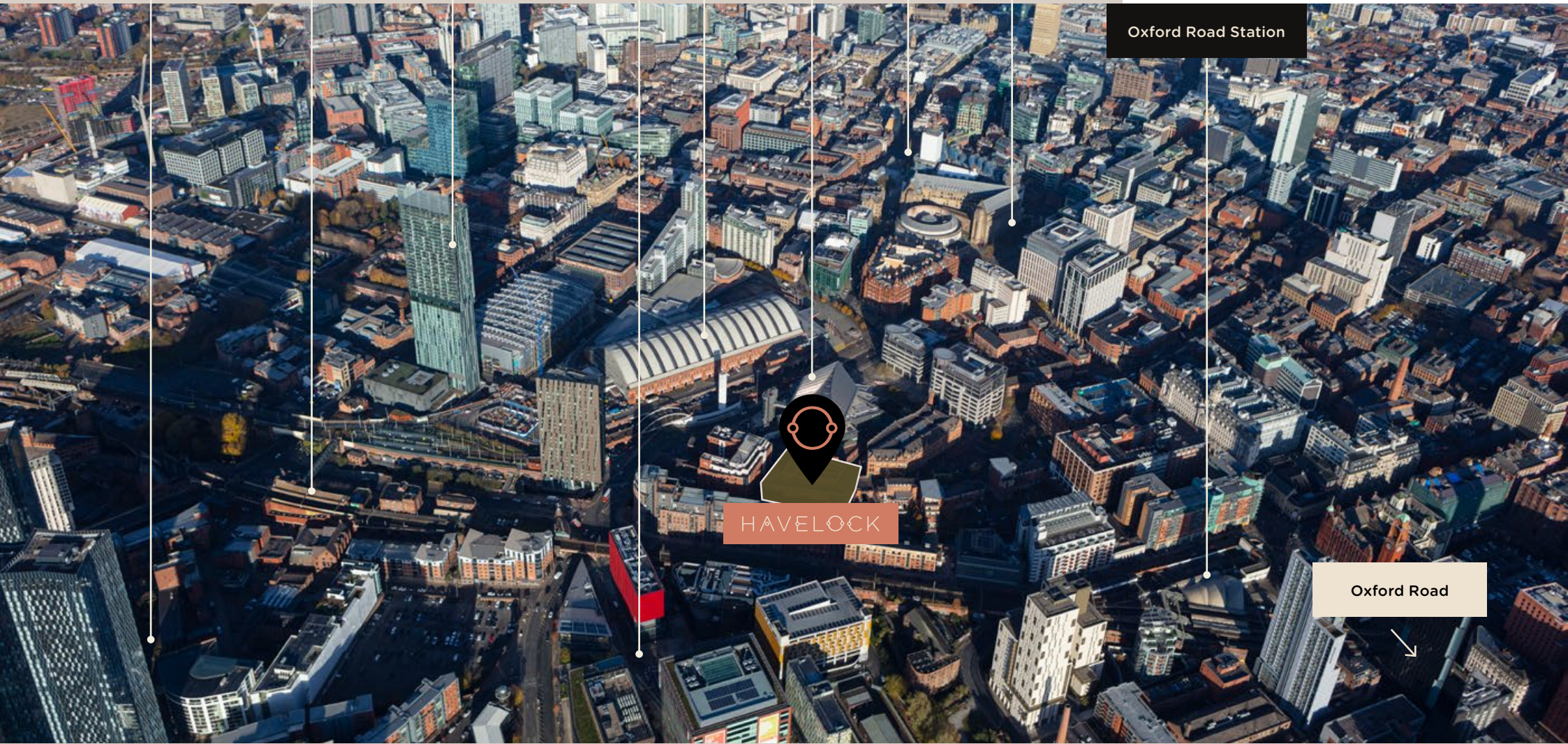
St Peter's Square

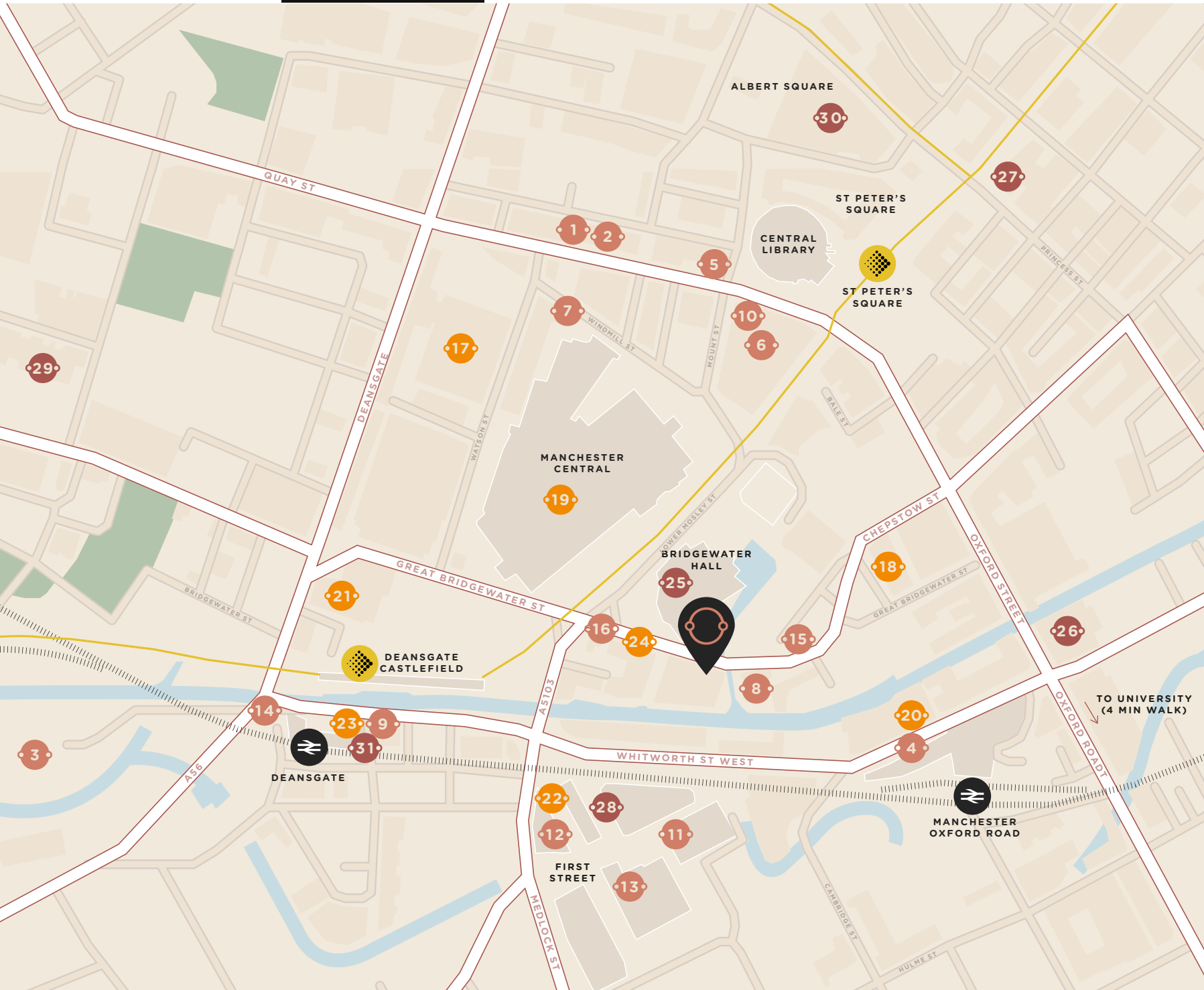
Oxford Road Station

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

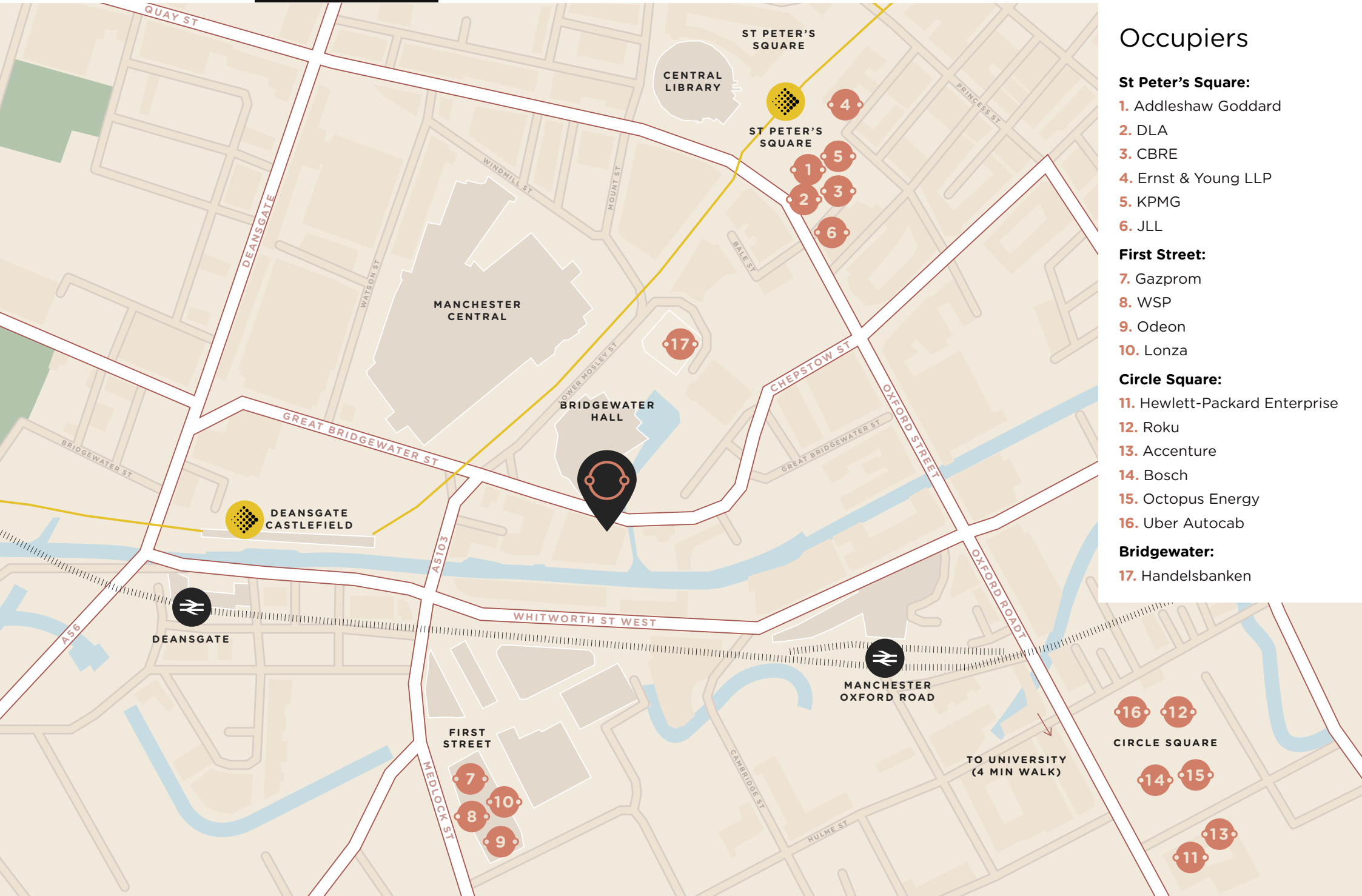
25. Bridgewater Hall
26. Palace Theatre
27. Manchester Art Gallery
28. HOME Manchester
29. Science & Industry Museum
30. Manchester Town Hall
31. Deansgate Locks

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 CO²e

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
kgCO₂ over a new build)



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



EPC "A" rating

BREEAM[®]

BREEAM
"Outstanding" rating



Future Proofing
(Gas fuelled heat
generation phased out)



Operational Carbon
(78% improvement on
existing building)



Structural Frame
(100% retained)

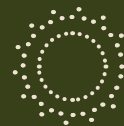


Control and energy
monitoring strategy
designed-in

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%

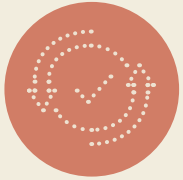
(by weight) of non-demolition
waste will be diverted from landfill

10%

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



A thoughtful, carbon efficient approach to development



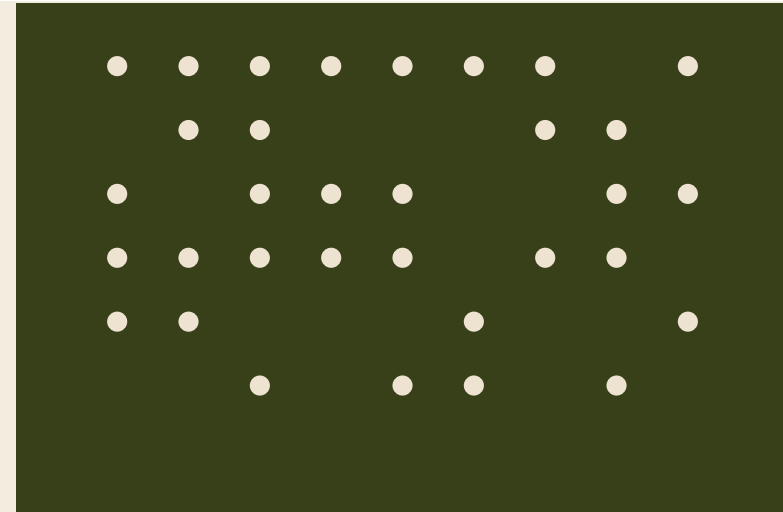
A holistic and balanced response to development impact



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



Havelock is targeting 5* NABERS

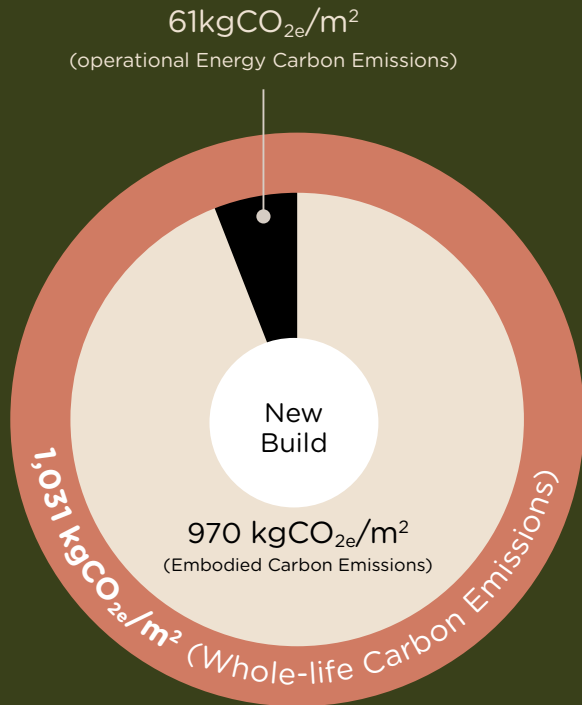


A refurbished and extended building reflects a responsible and balanced approach to development impact.

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.

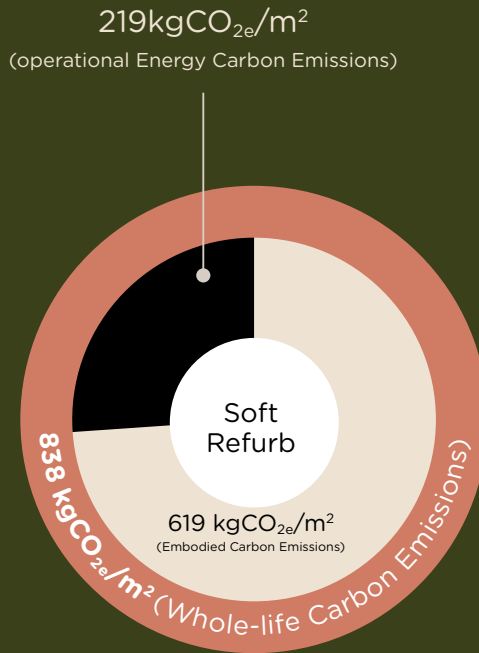
Whole-life Carbon Emissions ■
 Embodied Carbon Emissions ■
 Operational Energy Carbon Emissions ■

Note: whole life = 60 years



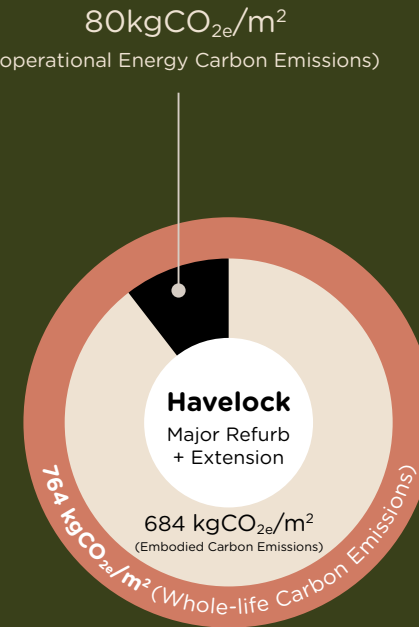
GIA: 14,995 m²

(Assumes the latest technology adopted)



GIA: 11,076 m²

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



GIA: 14,995 m²

(The best economic and carbon solution to development)

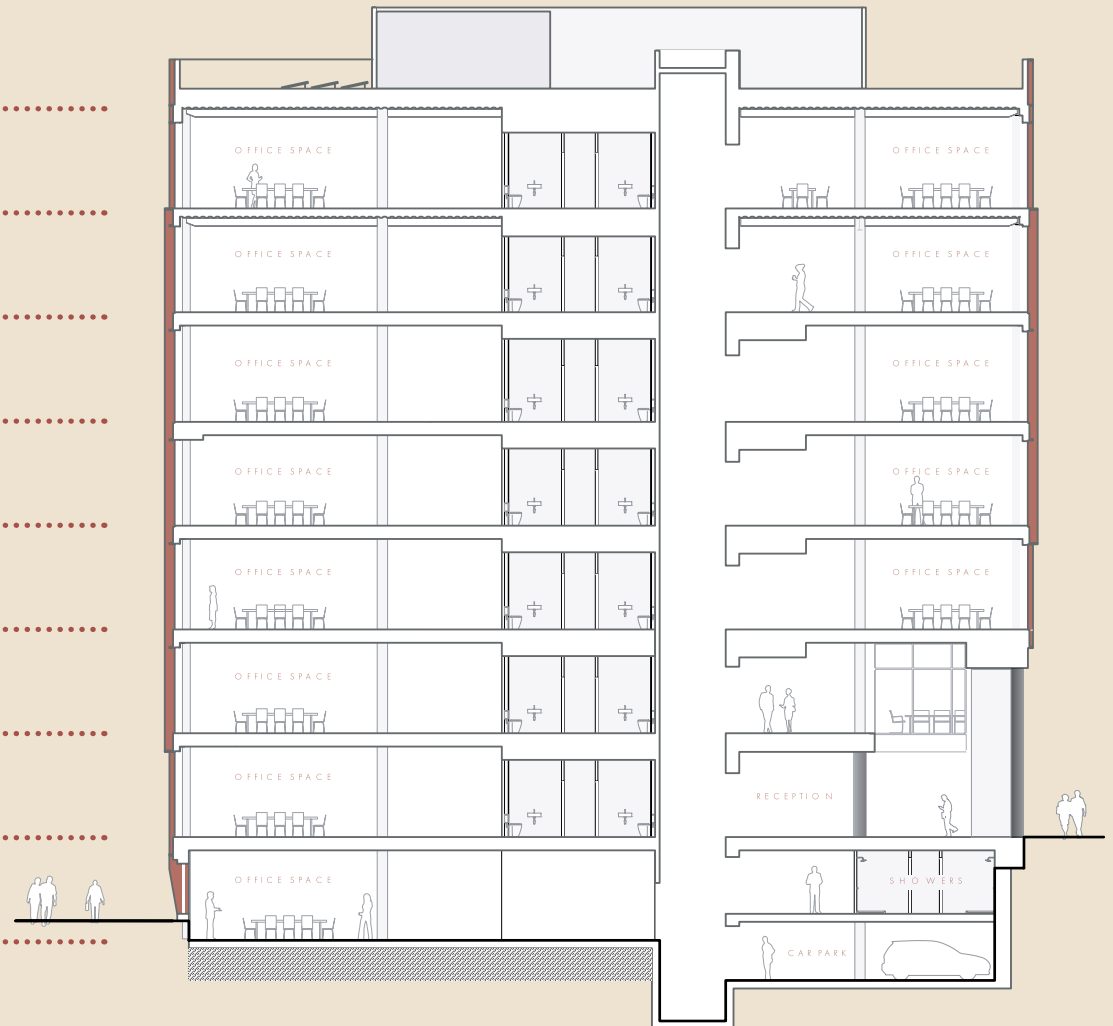
Potential whole-life carbon savings: 4,005 tonnes CO₂ over the new build scenario

Potential whole-life carbon savings: 267kgCO_{2e}/m² over the new build scenario

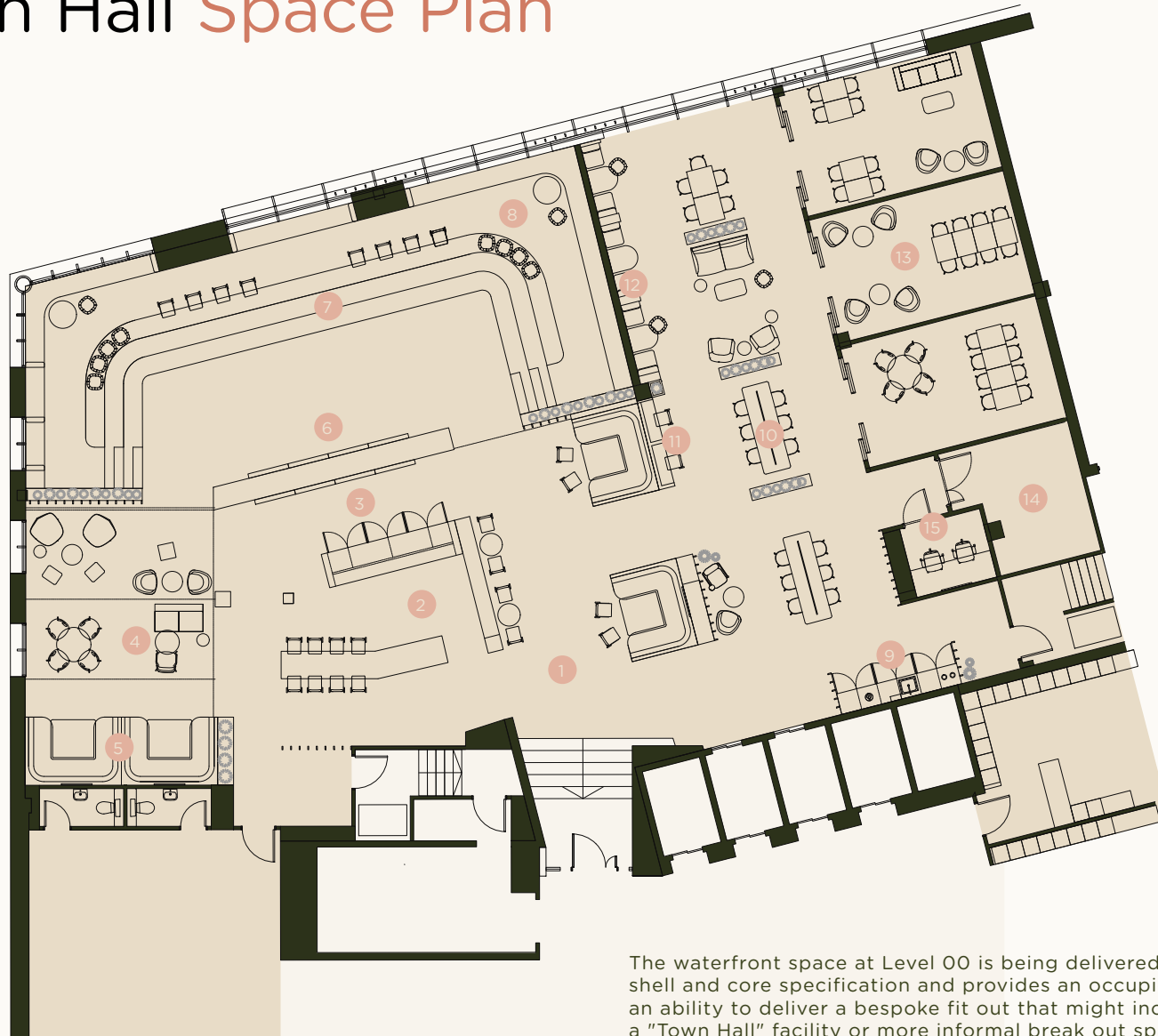
Potential embodied carbon savings: 286kgCO_{2e}/m² over the new build scenario

Schedule of Accommodation

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



Level 00 - Waterfront Town Hall Space Plan



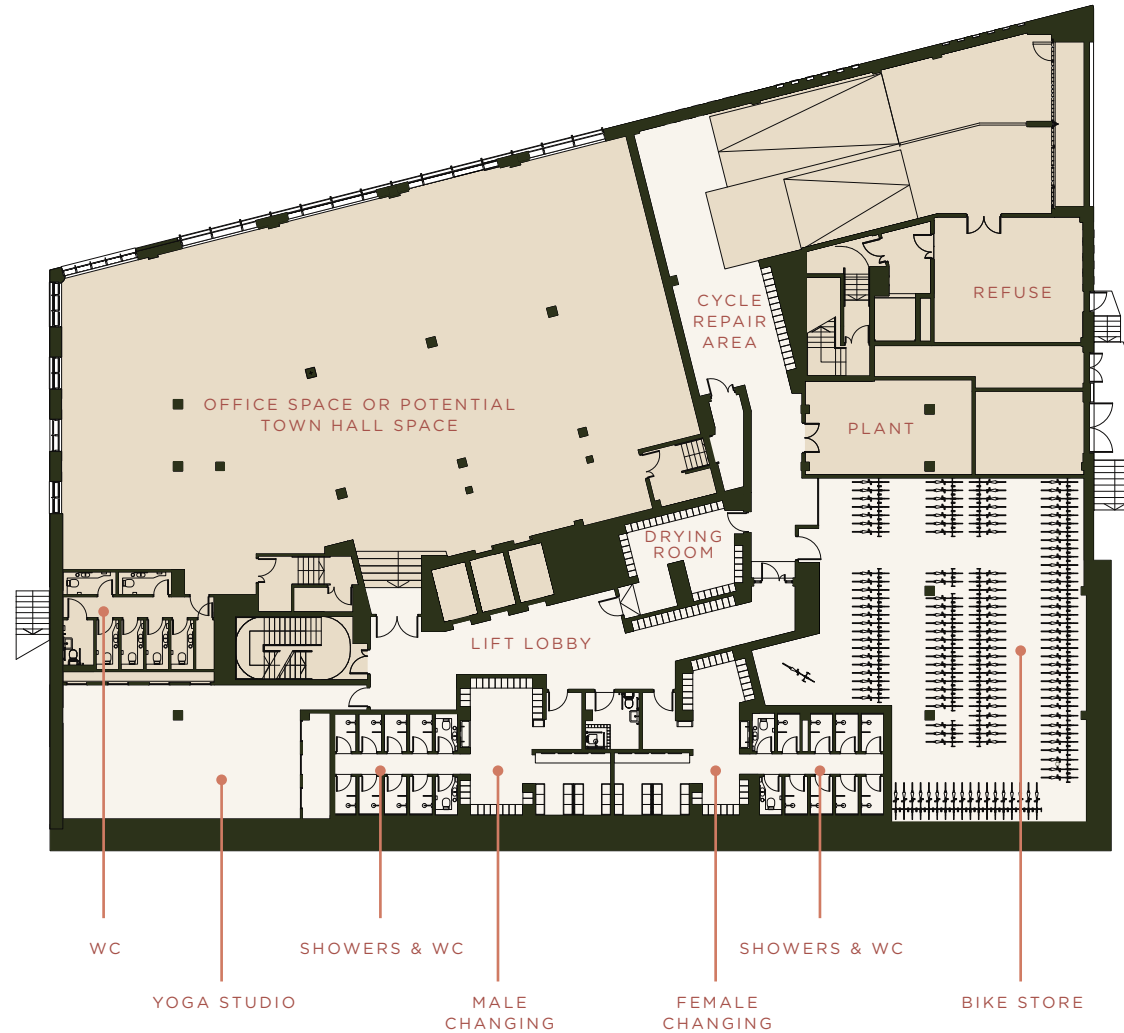
The waterfront space at Level 00 is being delivered to a shell and core specification and provides an occupier with an ability to deliver a bespoke fit out that might incorporate a "Town Hall" facility or more informal break out space.

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

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

Level 00 - Waterfront

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



LEVEL

YOGA STUDIO



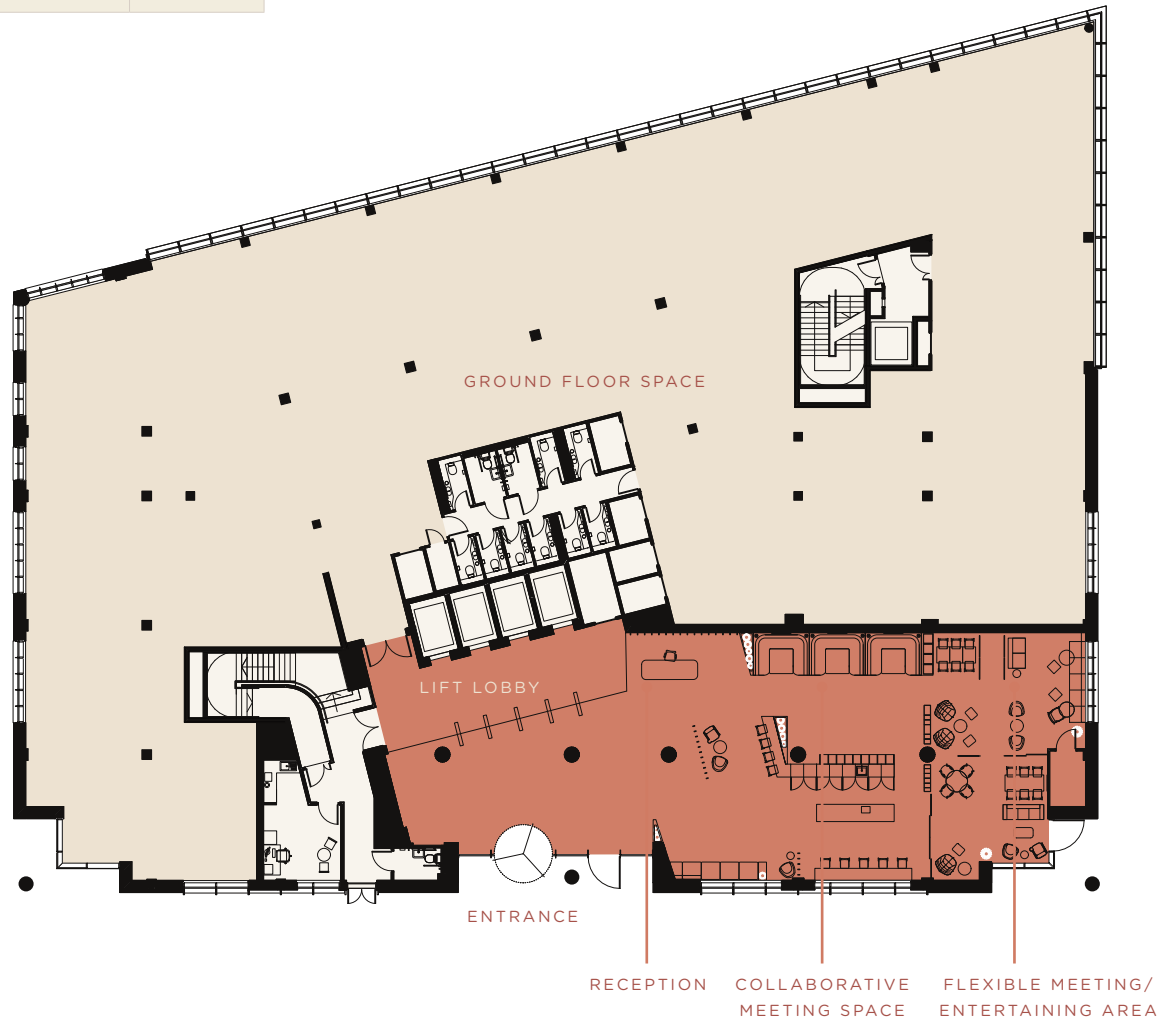
CHANGING ROOM



RECEPTION LOUNGE & SEATING

Level 01 - Ground Floor

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



LEVEL

BUSINESS LOUNGE



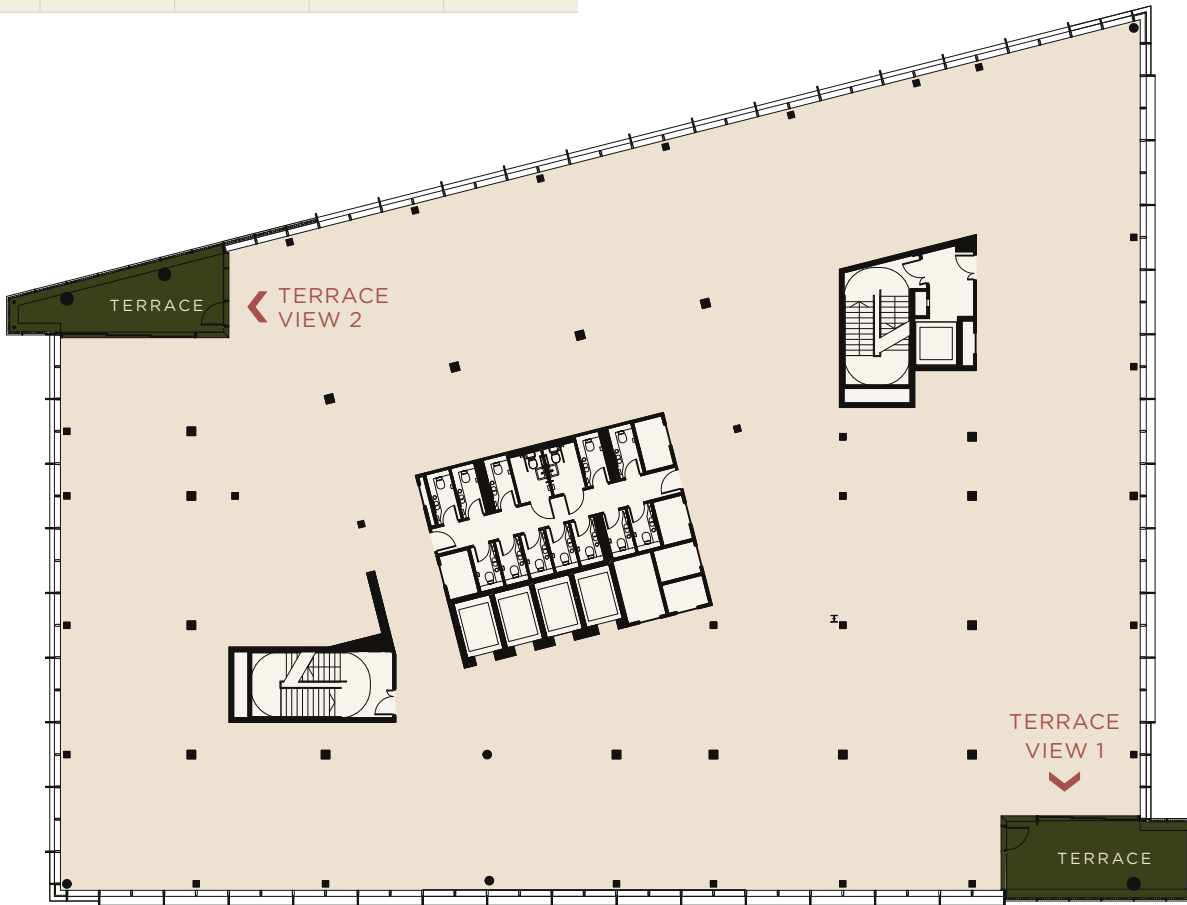
RECEPTION



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
03	1,459	15,705	58	624



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

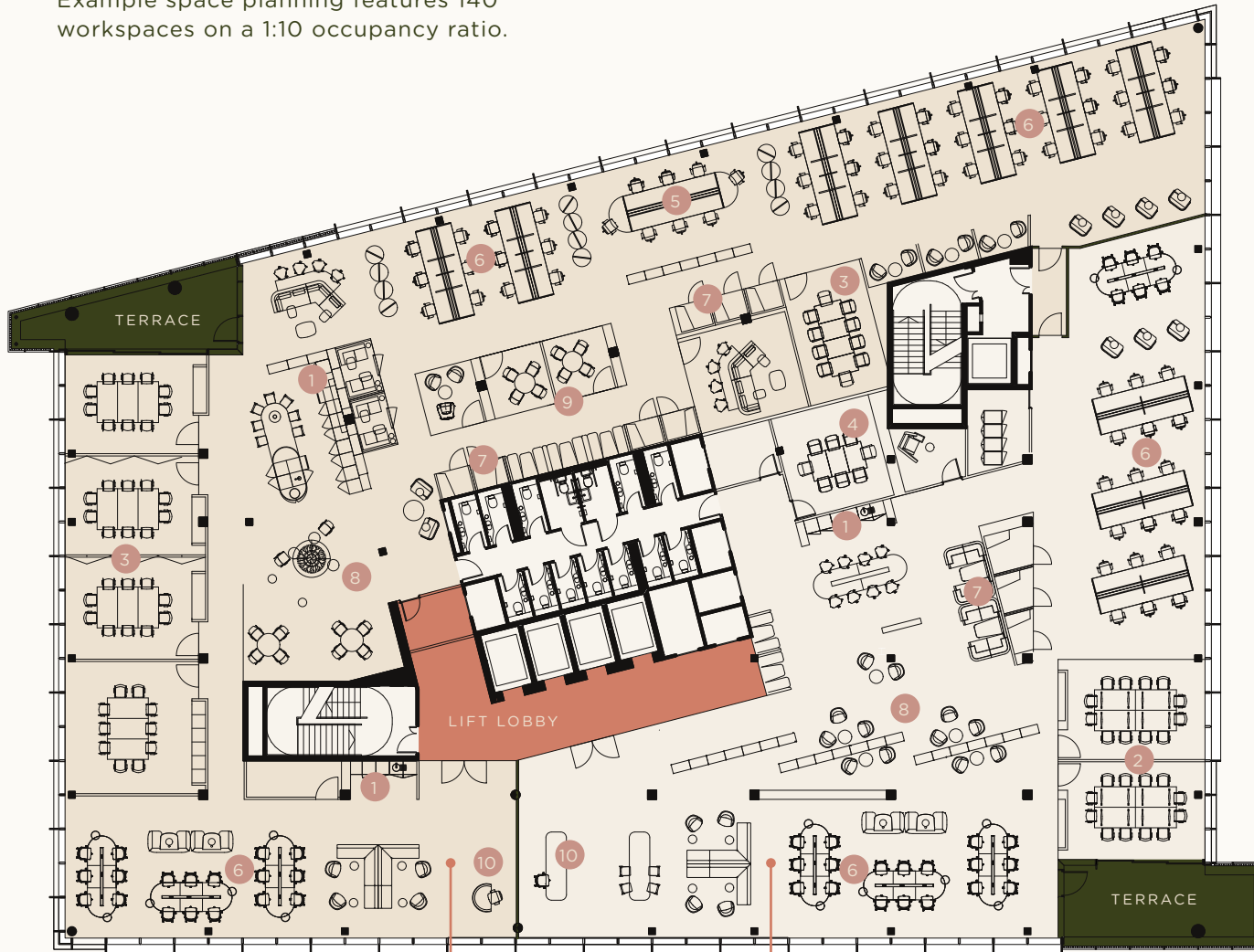


LEVEL

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
03	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



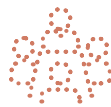
Automatic BMS
controls and energy
metering system



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



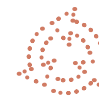
Yoga &
Wellness



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.

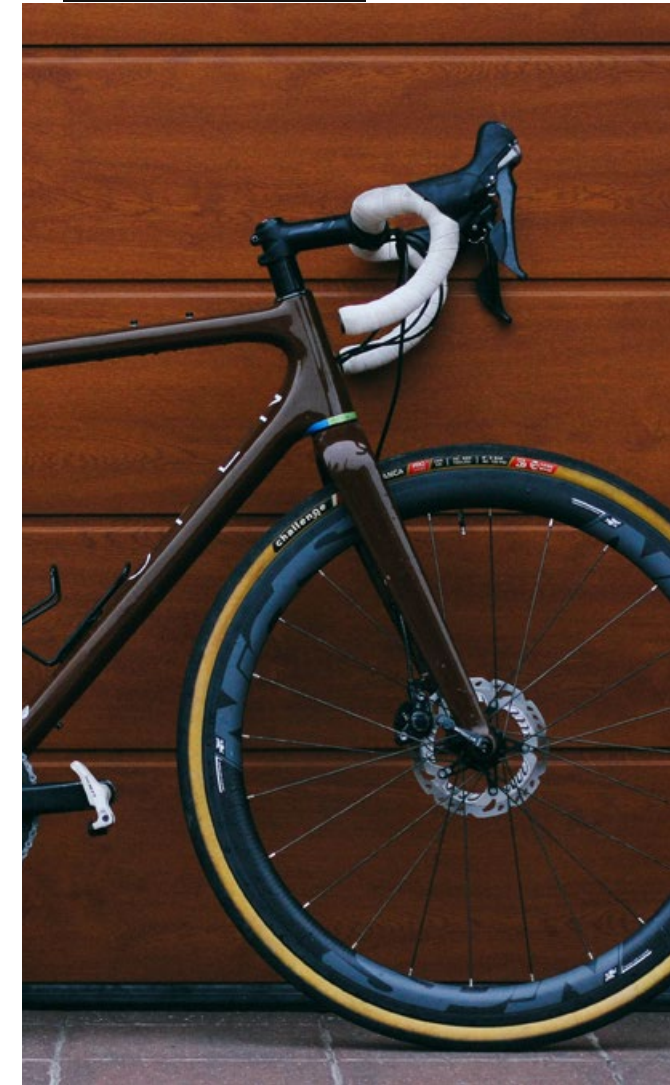
Wellbeing is our common thread

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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A development by:



Development Manager:



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