

DIDSBURY

TECHNOLOGY PARK

Princess Parkway, West Didsbury

Be part of a new
business community



bruntwood 

An iconic destination

Approaching Manchester city centre from the south, the iconic Sir William Siemens House has been a notable landmark for decades.

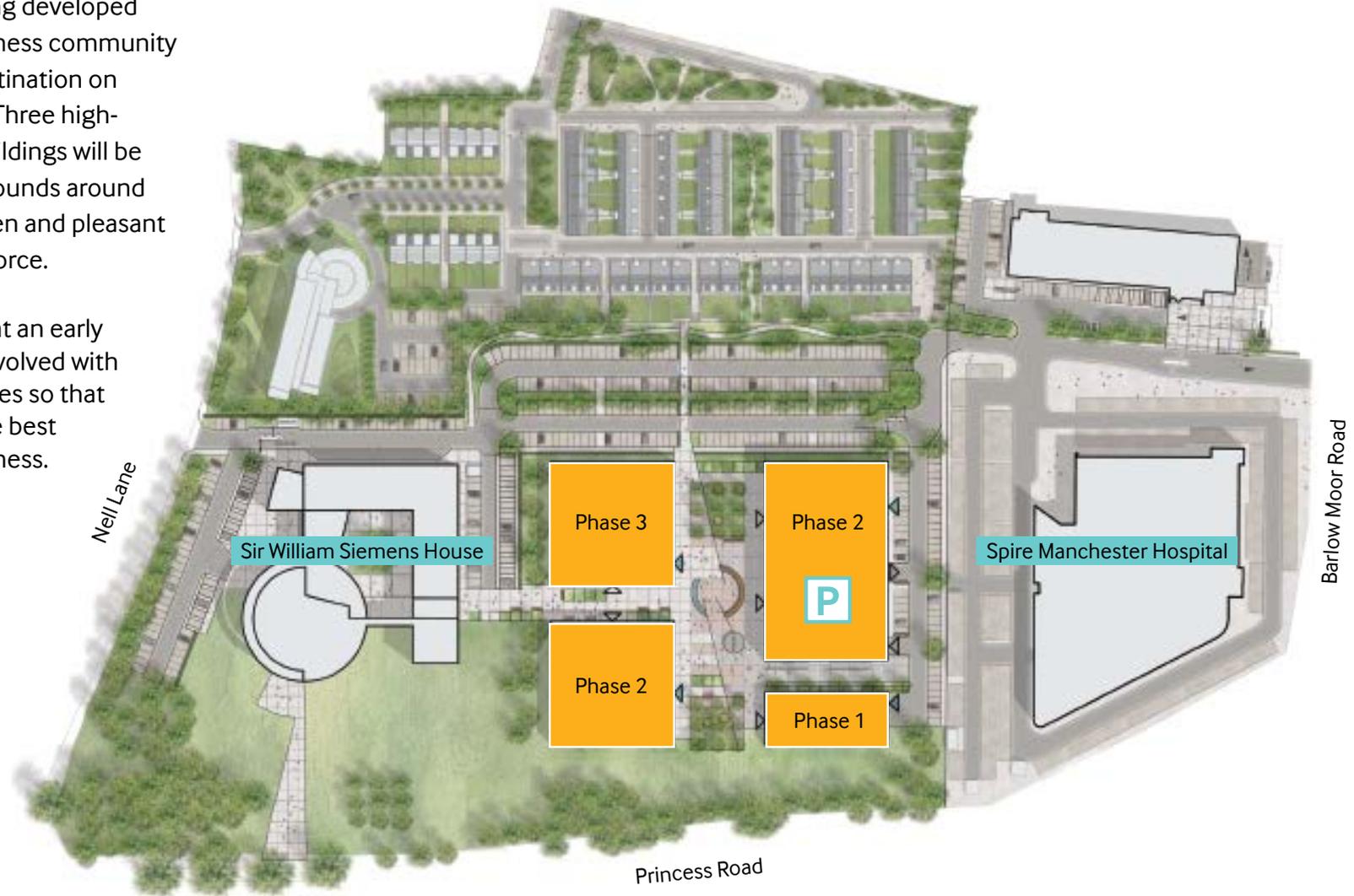
Now, for the first time, your business will be able to share this premium location as part of a new commercial development by Bruntwood.



The opportunity

Over 3.4 acres of land is being developed to create an integrated business community within a highly desirable destination on the edge of the city centre. Three high-spec purpose-built office buildings will be positioned in landscaped grounds around a central plaza, creating green and pleasant surroundings for your workforce.

By expressing your interest at an early stage, you can be directly involved with the specification of the spaces so that you will be able to create the best possible home for your business.



A new business community

The existing occupiers of Didsbury Technology Park include Siemens, Europe's largest engineering company, and Spire Manchester Hospital, an organisation at the forefront of improving medicine and health technologies.

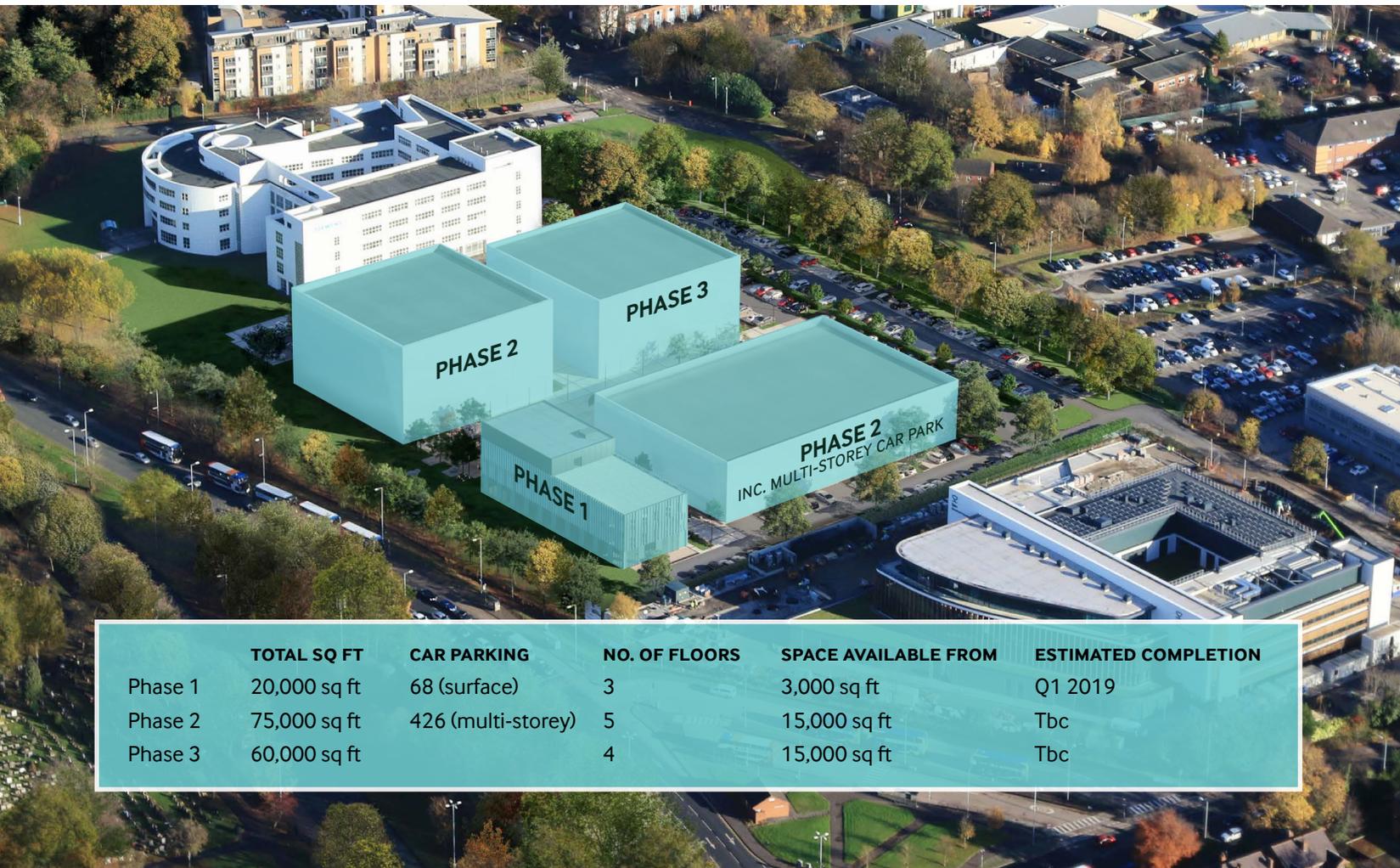
With 1,450 people already working on the site you'll be clustering with a ready-made community.



The site

The masterplan for Didsbury Technology Park consists of three new office buildings with a mixture of surface and multi-storey parking.

This vision will be developed in stages, eventually creating over 155,000 sq ft of Grade A office space to meet the needs of a range of different businesses.



| | TOTAL SQ FT | CAR PARKING | NO. OF FLOORS | SPACE AVAILABLE FROM | ESTIMATED COMPLETION |
|---------|--------------|--------------------|---------------|----------------------|----------------------|
| Phase 1 | 20,000 sq ft | 68 (surface) | 3 | 3,000 sq ft | Q1 2019 |
| Phase 2 | 75,000 sq ft | 426 (multi-storey) | 5 | 15,000 sq ft | Tbc |
| Phase 3 | 60,000 sq ft | | 4 | 15,000 sq ft | Tbc |

< CGI buildings in situ

Just the beginning

The first phase of the development will see the creation of a brand new, purpose-built three-storey building, offering 20,000 sq ft of commercial workspace.

With flexible floor plates of up to 7,000 sq ft, premises will be available on a leasehold or freehold basis. With planning permission in place and completion targeted for early 2019, now is the right time to get involved so that you can work with the Bruntwood team to create the best possible space for your business.



Your new home

Inside the building, there will be ample space on each floor to create office accommodation for 70+ people with additional meeting and break out spaces. Bruntwood can help you plan, design and fit out your new space, supporting you every step of the way.



> CGI of an example building reception

What you get

The specification of the building has been stipulated to meet Category A standard, including the following:

- BREEAM "Very Good" as a minimum
- Energy efficiency target rating of 'C' as a minimum
- BCO 2014 Compliant, Grade A space
- Suspended ceilings
- Raised access floor and skirtings (except where there is full height glazing)
- Full air conditioning system (final spec to be agreed)
- Office ventilation (to an open plan layout)
- Open plan lighting – to LG7 standard as a minimum
- Office carpet (or contribution)
- Toilets in service core
- Passenger lifts
- Water saving/recycling devices
- 48 surface car parking spaces (supplemented by a 426 space multi-storey car park in Phase 2)
- High quality landscaping
- Bicycle storage and shower facilities

Please note that we can tailor a specification to meet your needs.

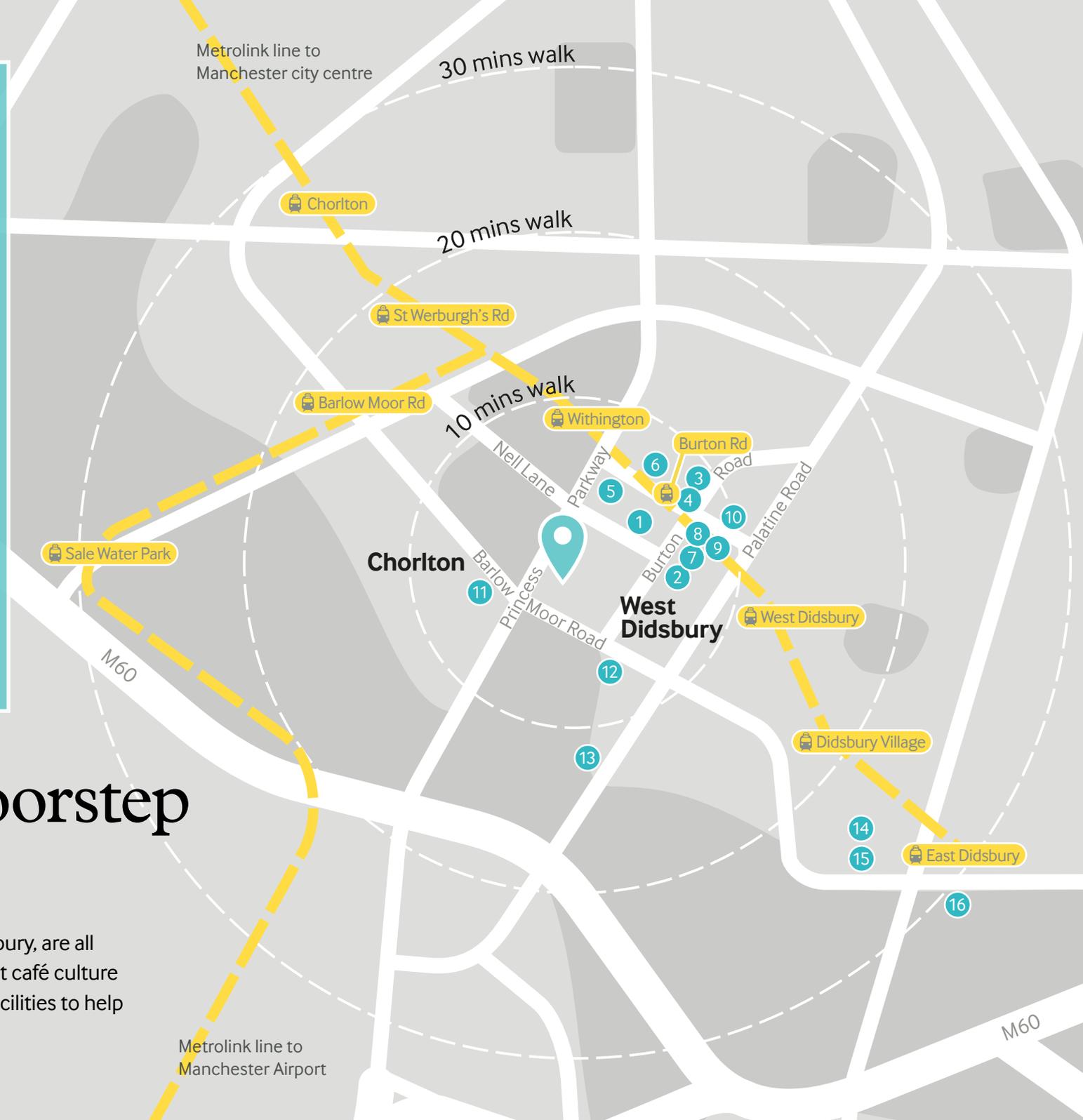


A perfect location

Located within one of Manchester's most desirable suburbs, just four miles south of the city centre and a 10 minute drive from Manchester International Airport, the development couldn't be better placed. With more than 74,000 vehicles driving past every day, this high profile site offers excellent brand visibility.



-  Metrolink stops
- 1 Thyme Out Delicatessen
- 2 The Co-operative
- 3 Tesco Express
- 4 A Taste of Honey Delicatessen
- 5 The Boulevard Deli
- 6 RX Gym
- 7 Volta Restaurant
- 8 The Metropolitan Pub
- 9 Lime Tree Restaurant
- 10 Greens Restaurant
- 11 Premier Inn
- 12 Bright Horizons Didsbury Day Nursery & Preschool
- 13 Britannia Country House Hotel
- 14 Eleven Didsbury Park Hotel
- 15 Didsbury House Hotel
- 16 Travelodge



On your doorstep

The fantastic amenities of West Didsbury, are all within walking distance, with a vibrant café culture and a range of sporting and leisure facilities to help inspire an active workforce.

Metrolink line to Manchester Airport

M60

A great neighbourhood

West Didsbury is one of Manchester's most desirable neighbourhoods. With a young and affluent demographic there are a range of bars, cafés and restaurants within easy walking distance, as well as literally having a talent pool on your doorstep.

> Pictured top to bottom: Volta, Burton Road; Thyme Out Delicatessen, Nell Lane



 **33,000+**

NUMBER OF PEOPLE LIVING
WITHIN A 1 MILE RADIUS

 **700m**

DISTANCE FROM WEST
DIDSBURY AMENITIES

 **58%**

LOCAL RESIDENTS IN
MANAGERIAL OCCUPATIONS
(27% higher than the national average)

10 trams

NUMBER OF TRAMS PER
HOUR DURING PEAK TIMES

2 stops

NUMBER OF TRAM STOPS
IN WALKING DISTANCE

20 mins

JOURNEY TIME INTO
MANCHESTER CITY CENTRE

Local links

Your connections to Manchester's ever expanding public transport network are exemplary. With Withington and Burton Road tram stops accessible on foot within 10 minutes and major bus routes passing the site, your office becomes an easy commute for skilled workers from across the 3m-strong Greater Manchester conurbation. In addition the main airport to city cycleway runs through the area with on and off road routes available.



 200

NUMBER OF WORLDWIDE
DESTINATIONS SERVED BY
MANCHESTER AIRPORT

 10 mins

DRIVE TIME TO
MANCHESTER AIRPORT

Global connections

Just 4 miles south of Manchester city centre, this superb location is only a 10 minute drive from Manchester International Airport, making it easy to access for clients or colleagues travelling from across the world. The largest UK airport outside London, Manchester provides connections to over 200 destinations around the globe, including direct flights to a range of cities in the US and to China.



 8.8m

TOTAL BRUNTWOOD
PROPERTY OWNERSHIP
IN SQ FT

 6m

ESTIMATED SQ FT OF
DEVELOPMENT UNDERWAY
UP TO 2020

A trusted developer

Bruntwood's extensive development expertise means you can be assured of the highest quality build and operation of your business's new home. With over 40 years' experience of creating the right places for businesses to succeed, Bruntwood is recognised for being much much more than a landlord, acting as your property partner in all aspects of the fit-out, induction and servicing of your new space, ensuring it meets your needs perfectly.

> The Bright Building, Manchester Science Park
v Circle Square, Manchester



Find out more

For more information
please call: 0161 233 7877
Visit: bruntwood.co.uk

This document is intended purely as a guide and the information contained within it does not form any part of any offer or contract. All plans and images are indicative and are not to scale.

Agents:



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