

**HEXAGON
TOWER**

MANCHESTER, M9 8GQ

THE HOME OF INNOVATION



3	AVAILABILITY & SPECIFICATIONS
4	RESTAURANT & NEARBY AMENITIES
5	OFFICES & LABORATORIES
6	LOCATION
6	HISTORY OF HEXAGON
7	WHY MANCHESTER?
7	WHY HEXAGON TOWER?
8	CONTACT

TABLE OF CONTENTS

REFURBISHED GRADE A OFFICES AND LABS IN NORTH MANCHESTER

AVAILABILITY SCHEDULE

FLOOR	SQFT
11	MANCHESTER MENTAL CARE & SOCIAL HEALTH
10	LUBRIZOL
9	ITS TESTING SERVICES
8	SMARTKEM 3,198 SQFT
7	FRESENIUS
6	MANCHESTER CITY COUNCIL
5	10,449 SQFT
4	5,621 SQFT ARCH UK BIOSIDES
3	938 SQFT
2	LUBRIZOL
1	12,116 SQFT (SERVICED OFFICES)
GROUND	RESTAURANT & GYM

RENT

AVAILABLE UPON REQUEST

TENURE

BESPOKE LEASING PACKAGES ARE AVAILABLE. THE LANDLORD HAS A RANGE OF FRI AND 'WALK IN NOW' LEASES.

SERVICED OFFICE OPTIONS ARE ALSO AVAILABLE

SPECIFICATION

- FULLY MANNED RECEPTION
- 24/7 SECURITY
- RESTAURANT & CORPORATE CATERING
- COFFEE SHOP
- GYM WITH LUNCHTIME, EVENING & WEEKEND CLASSES
- SHOWER FACILITIES
- SECURE BICYCLE STORAGE
- FULL ACCESS RAISED FLOORS
- 44 RISERS PER FLOOR
- 3M CLEAR CEILING HEIGHT
- NO COLUMNS = HIGHLY FLEXIBLE FLOOR PLATES
- CAT A & CAT B SPACE AVAILABLE
- 550 SECURE PARKING SPACES ON SITE



NEARBY AMENITIES

HEXAGON TOWER HAS BEEN DESIGNED TO ENSURE YOU HAVE ALL THE FACILITIES YOU NEED ON YOUR DOORSTEP. THERE ARE PLENTY OF AMENITIES NEARBY IF YOU DO WANT TO VENTURE OUT

- CO-OP SUPERMARKET (5 MINS)
- PREMIER SUPERMARKET (8 MINS)
- TEXACO PETROL STATION (4 MINS)
- BLACKLEY PHARMACY (6 MINS)
- HEATON PARK GOLF CENTRE (10 MINS)
- NORTH MANCHESTER GENERAL HOSPITAL (5 MINS)

'THE HIVE' RESTAURANT

THE HIVE IS THE SOCIAL HEART OF HEXAGON TOWER AND PROVIDES OCCUPIERS WITH A PLACE TO RELAX OR FOCUS AWAY FROM THEIR DESK.

- OPEN FROM 07:30-15:00 MON-FRI
- BREAK OUT PODS
- CONFERRING ROOM (HIRE BY THE HOUR OR THE DAY)
- CATERING FOR EVENTS
- IDEAL NETWORKING LOCATION

DINING

OFFICES

HEXAGON TOWER OFFERS UNITS FROM 100SQFT UP TO 10,500 SQFT

HEXAGON'S UNIQUE DESIGN PROVIDES OPEN PLAN FLOOR PLATES WITHOUT PILLARS. FOR OCCUPIERS THIS MEANS A HIGHLY FLEXIBLE OFFICE WITH DUAL ASPECT LIGHT

THE OFFICES OFFER PANORAMIC VIEWS OF NORTH MANCHESTER

FLEXIBLE LEASE STRUCTURES AVAILABLE TO SUIT OCCUPIERS

CAT A & CAT B SPACE AVAILABLE



LABORATORIES

FLOORS OF UP TO 10,500 SQFT WITH 44 RISERS AND 3M CLEAR CEILING HEIGHT

PREMIER INFRASTRUCTURE AND FLEXIBLE FLOOR DESIGN ENABLE TENANTS TO DESIGN BESPOKE LABORATORY FIT OUTS

HAZARDOUS WASTE DISPOSAL AND LABORATORY GAS PROVISIONS ARE PROVIDED ON SITE

FLEXIBLE LEASE STRUCTURES AVAILABLE TO SUIT OCCUPIERS

CAT A & CAT B SPACE AVAILABLE



LOCATION

TRANSPORT LINKS

LOCATED JUST FOUR MILES NORTH OF CENTRAL MANCHESTER HEXAGON TOWER HAS EXCELLENT TRANSPORT LINKS INTO THE CITY AND THE WIDER AREA.

HOW TO GET TO HEXAGON



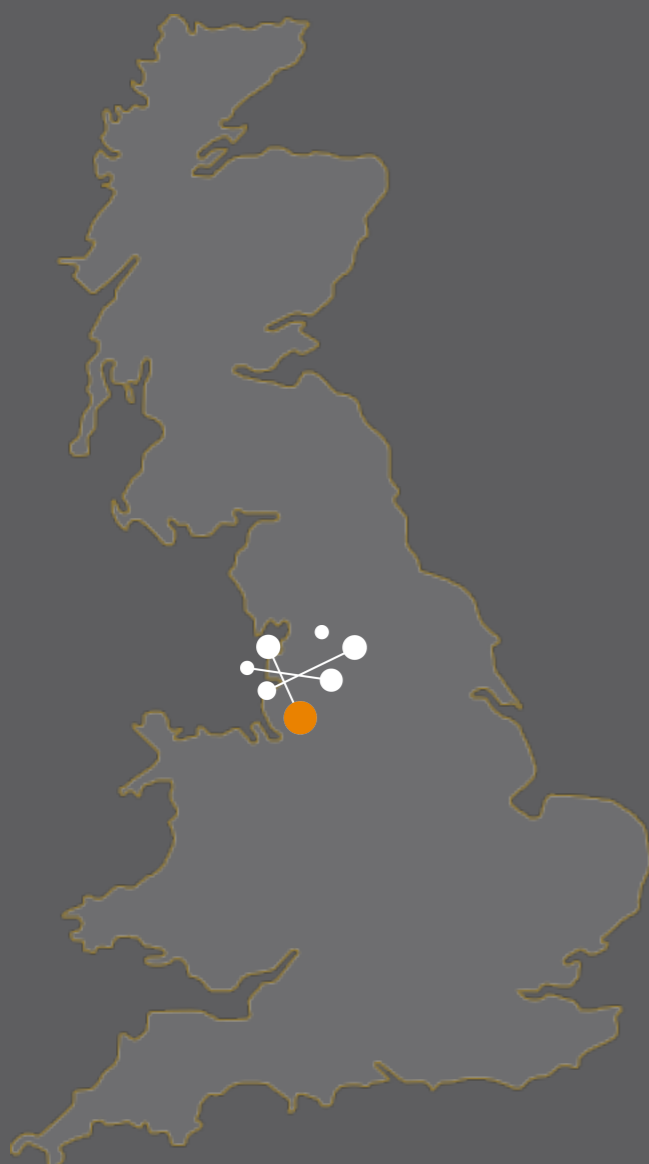
METROLINK (CUMPSALL VALE STATION)
10 MINUTE WALK



MANCHESTER PICCADILLY STATION
35 MINUTES BY METROLINK
20 MINUTES BY CAR



MANCHESTER AIRPORT
25 MINUTES BY CAR
1 HOUR BY PUBLIC TRANSPORT



THE HISTORY OF HEXAGON

1785- THE FIRST INDUSTRIAL ENTERPRISE AT BLACKLEY, THE BORELLE DYEWORKS, ESTABLISHES, AND LATER BECOMES DELAUNAY DYEWORKS WHO WERE FAMOUS FOR PRODUCING 'TURKEY RED' DYE

1865- NEARLY A CENTURY AFTER IT WAS FIRST ESTABLISHED, THE DYEWORKS IS TAKEN OVER BY GERMAN COMMERCIAL SCIENCE PIONEER IVAN LEVINSTEIN

1919- AFTER 54 YEARS AS LEVINSTEIN LTD., THE COMPANY MERGES WITH BRITISH DYES TO BECOME THE BRITISH DYESTUFF CORPORATION, NOW CONTROLLING 75% OF DYE PRODUCTION IN THE UK

1971- RICHARD SEIFERT IS COMMISSIONED TO DESIGN HEXAGON TOWER

1973- COMPLETED IN 1973, THE BUILDING'S FAMOUS HEXAGONSHAPED WINDOWS REPRESENT THE CHEMICAL COMPOUND BENZENE, WHICH IS THE BASIS OF SYNTHETIC DYES THE SITE WAS ONCE FAMOUS FOR PRODUCING

1999 -HEXAGON TOWER IS SOLD TO AVECIA, WHO ESTABLISH THEIR HEADQUARTERS THERE, AS ASTRAZENECA MOVES INTO PHARMACEUTICALS.

2013 -JOHNNY MARR, MUSIC LEGEND AND ARCHITECTURE FAN SHOOTS MUSIC VIDEO FOR SINGLE 'NEW TOWN VELOCITY' AT HEXAGON TOWER

2016 -TRINITY GROUP INVESTS IN A PORTFOLIO OF SCIENCE PARKS, OF WHICH HEAXAGON TOWER IS ONE

2017 - PHASE 1 OF A COMPREHENSIVE DEVELOPMENT PLAN AT HEXAGON COMPLETES WITH REFURBISHMENT OF THE RECEPTION, RESTAURANT AND GYM

2018 - AN ONGOING PROGRAMME OF IMPROVEMENT WORKS FOCUSED ON ENERGY EFFICIENCY AND HEALTH & WELLBEING

WHY MANCHESTER?

THE HEART OF THE NORTHERN POWERHOUSE, MANCHESTER IS THE THIRD MOST POPULOUS CITY IN THE UK, AND HAS A LONG HISTORY OF INNOVATION AND MANUFACTURING.

MANCHESTER HAS SOME OF THE HIGHEST QUALITY OF LIVING IN THE UK WITH A HIGHLY EDUCATED WORKFORCE AND A WIDE RANGE OF ENTERTAINMENT, SPORTS AND CULTURE.

THE NORTH-WEST IS HOME TO SOME OF THE UK'S LEADING UNIVERSITIES AND HAS EXCELLENT TRANSPORT LINKS TO THE REST OF THE UK, EUROPE AND THE WORLD, WITH MANCHESTER AIRPORT FLYING TO MORE DESTINATIONS THAN LONDON HEATHROW.

LOCAL KNOWLEDGE

- STRONG LINKS WITH LEADING LIFE SCIENCE, MEDICAL AND ENGINEERING UNIVERSITIES
- A LARGE AND HIGHLY SKILLED LABOUR POOL PROVIDES HIGH QUALITY RECRUITMENT
- 15 NOBEL LAUREATES TEACH AT THE UNIVERSITY OF MANCHESTER - RANKED 34TH IN THE WORLD
- A INTERNATIONAL RESEARCH CLUSTER FOR: PRECISION MEDICINE, HEALTHY AGING, DIGITAL HEALTH, AND CLINICAL TRIALS.

GLOBAL REPUTATION

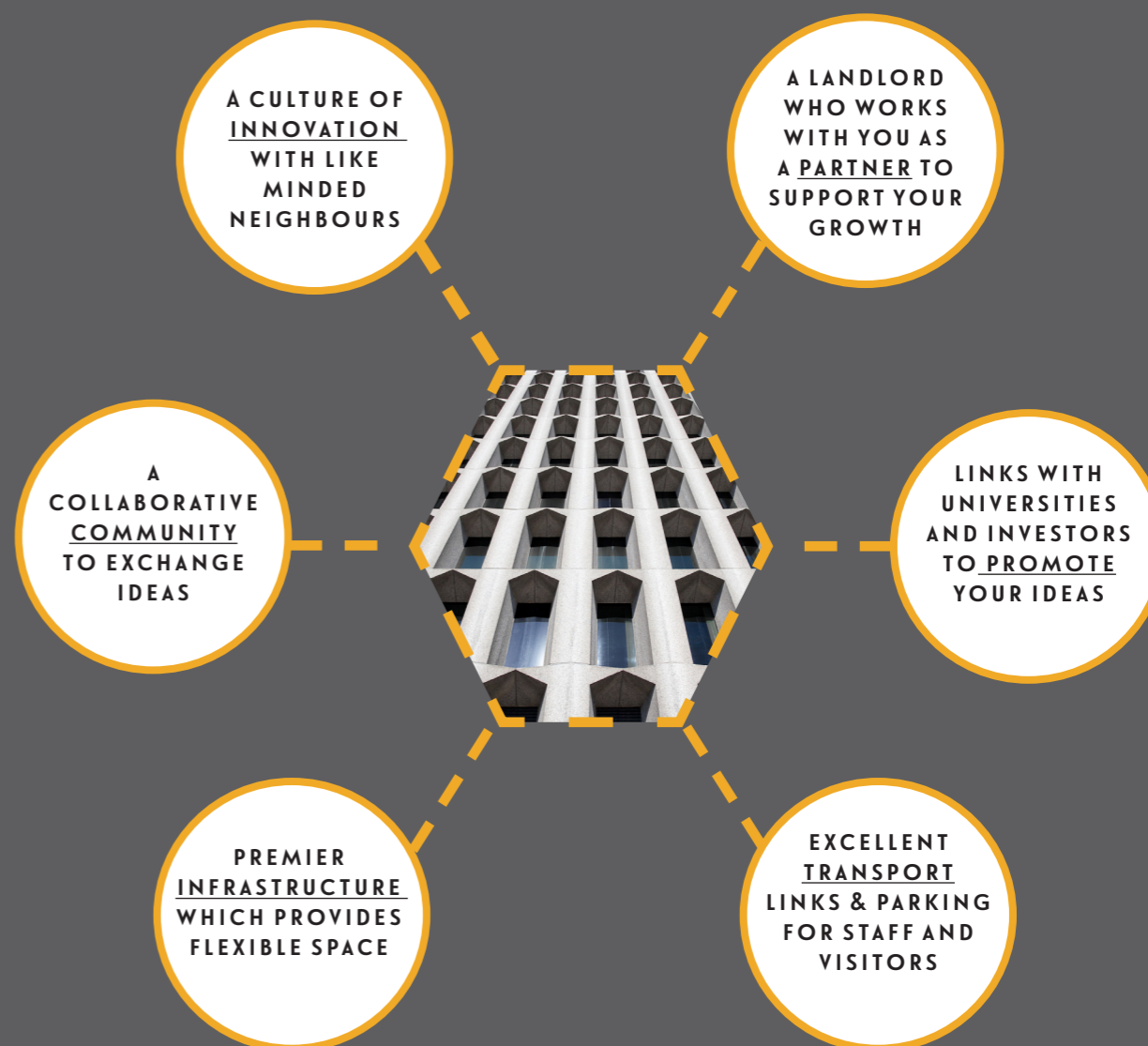
- THE UK'S FASTEST GROWING & ECONOMICALLY PRODUCTIVE CITY.
- RANKED 1ST FOR 'BUSINESS FRIENDLINESS' BY FINANCIAL TIMES 2018/2019 REPORT
- LIFE SCIENCES: GLOBAL LEADER IN PRECISION MEDICINE, HEALTHY AGING, DIGITAL HEALTH, & CLINICAL TRIALS.
- ENERGY & ENVIRONMENT: HOME TO THE UK'S NUCLEAR INDUSTRY AND ENERGY INNOVATION
- MANUFACTURING: THE NORTH-WEST IS THE UK'S LARGEST MANUFACTURING REGION WITH MORE THAN 114,000 PEOPLE WORKING IN DIVERSE AREAS.

WHY HEXAGON TOWER?

DOMINATING THE NORTH MANCHESTER SKYLINE, HEXAGON TOWER HAS A LONG HISTORY OF INNOVATION WHICH HAS ATTRACTED A VIBRANT COMMUNITY OF BUSINESSES.

WITH AMPLE PARKING, EASY ACCESS TO THE M60 AND PUBLIC TRANSPORT HEXAGON OFFERS UNPARALLELED INFRASTRUCTURE AND CONNECTIVITY IN NORTH MANCHESTER

FLEXIBLE FLOOR PLANS, NEWLY REFURBISHED PUBLIC AREAS AND AMPLE AMENITIES ON SITE MAKE HEXAGON TOWER A WONDERFUL WORKING ENVIRONMENT



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[HTTP://WWW.HEXAGON-TOWER.CO.UK/](http://www.hexagon-tower.co.uk/)

MISREPRESENTATION ACT 1967. KNIGHT FRANK FOR THEMSELVES AND FOR THE VENDORS OR LESSORS OF THESE PROPERTIES WHOSE AGENTS THEY ARE, GIVE NOTICE THAT: I) THE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDING PURCHASERS OR LESSEES AND DO NOT CONSTITUTE, NOR CONSTITUTE PART OF AN OFFER OR CONTRACT. II) ALL DESCRIPTIONS, REFERENCES TO CONDITION AND NECESSARY PERMISSION FOR USE AND OCCUPATION AND OTHER DETAILS ARE GIVEN IN GOOD FAITH AND ARE BELIEVED TO BE CORRECT, BUT ANY INTENDING PURCHASER OR TENANT SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM. ALL DIMENSIONS AND AREAS ARE APPROXIMATE. III) NO PERSON IN THE EMPLOYMENT OF HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RELATION TO THIS PROPERTY. FINANCE ACT 1989 UNLESS OTHERWISE STATED, ALL PRICES AND RENTALS QUOTED ARE EXCLUSIVE

MARCH 2018

