

WINDMILL GREEN

EST. 2016



WELCOME TO WINDMILL GREEN

Life's too short to spend in a humdrum office

Welcome to a place called Windmill Green - a bright green hub of energy in the beating heart of Manchester. Ours is a new community of fired up businesses that love collaborating and want to energise and inspire their staff.

The building at a glance

- A superb central location directly opposite Manchester Central, right next to the Midland Hotel
- 78,000 sq. ft. over the ground and six upper floors
- A large roof terrace for everyone with stunning views

A unique opportunity

The shared working spaces on the ground and first floors set the mood for the whole building, so they're absolutely crucial to its success. **We'd like you to tell us how you'd bring them to life.**

N.B: Plans / drawings / CGIs / NIA throughout remain indicative at this stage.



THE VISION

Working here gives businesses the freedom to work how they want. They can make the flexible spaces their own, nip to the coffee shop for an informal meeting or brief their team on the roof terrace. This is a workspace that gives them everything they need to crack on and get things done.

- Windmill Green will have heart and soul, bringing an infectious energy to everyone around it
- Its bustling community atmosphere will help businesses attract and hold on to the best staff around
- It will appeal to mid-market companies in growing industries
- Its sustainable design will help businesses work more ethically, and save on operating costs



Windmill Green will be a new sort of workplace. It will bring a new creative energy to Manchester and inspire collaboration, co-working and community. It will be the sort of place where impulsive conversations in corridors spark new ideas and roof terrace chats take people's thinking somewhere new.

Windmill Green will be:

- A creative, forward thinking office space
- An efficient, sustainable building that's designed to reduce carbon and reduce costs
- An active, engaging building that improves people's working lives and allows inspiration at the workplace
- Connected with the public square and other spaces around it through welcoming leisure and retail spaces on the ground floor



MEET THE FORE TEAM

FORE Partnership is a highly successful, London-based real estate investment firm:

- We source, manage and realise value by being hands-on and creative
- We have a principled approach to property and the built environment. We call this “Responsible Real Estate”
- We were founded in 2012
- Our team has a 30-year track record, and have handled over €5.4 billion in European property transactions



*A part of our inspiration for Windmill Green
- The Edge, Amsterdam - the greenest, most
intelligent building in the world.*



RECENT PROJECTS



VIEW58, LONDON

- Award winning, highly sustainable redevelopment on the river Thames
- Sustainability and Responsible Real Estate were implemented at every level in development
- Sold to the innovation charity Nesta for their own headquarters and hub for affiliates. What appealed to them were its high sustainability standards and the way its flexible spaces encouraged collaboration and creativity

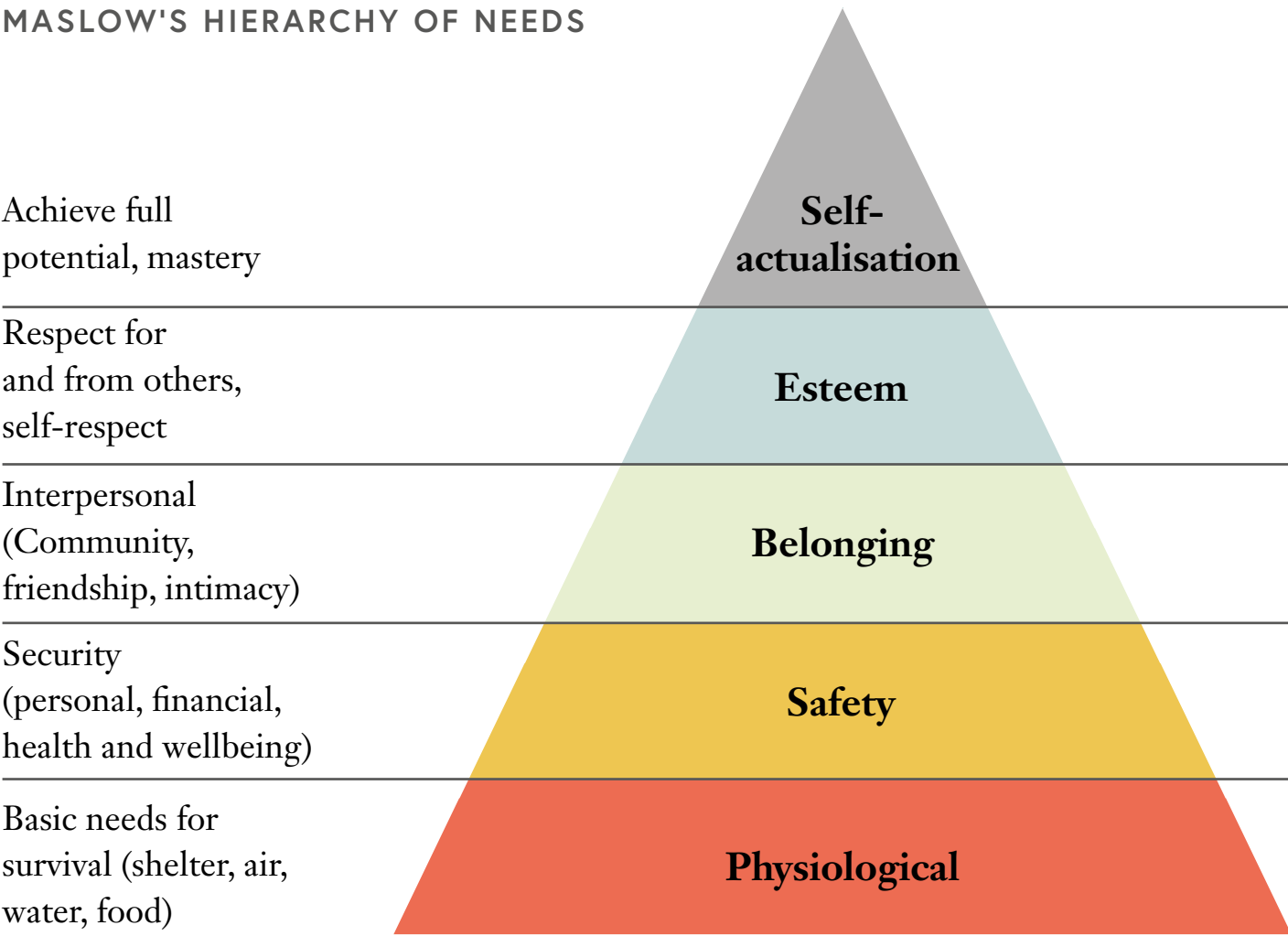


YORKSHIRE HOUSE, LEEDS

- Extensive refurbishment and re-branding of CBD office building
- Flexible office space aimed at a wide range of occupiers, from technology, media and telecommunications companies to more traditional corporates
- Encourage collaboration and a sense of community

FORE'S RESPONSIBLE REAL ESTATE VISION

MASLOW'S HIERARCHY OF NEEDS



...TRANSLATED TO SUSTAINABILITY 2.0

Empowerment

Space that fosters creativity; empowers staff; attracts, retains and nurtures talent

Engage with Core Values

Express firm, client and wider stakeholders values, vision and purpose

Community and Public Realm

Create interactive spaces, built environment, place-making, community engagement, technology

Enhance Design and Features

Focus on health, wellbeing (lighting, outdoor space, fitness)

Improve Basic Building Fabric

Improve general quality of space, reduce carbon footprint

Focus of most "green" strategies to date

Highly valued, strategic



Commodity like

FORE's approach

CO-WORKING – OUR VIEW

The rise and rise of the collaborative office space

We live in an increasingly disconnected, virtual world, which is why people are looking more and more for authenticity, human connectivity and creative expression.

No longer living to work, but working to live

People are looking for more non-financial meaning in what they do. This isn't just a trend, but an enduring shift in the way people think.

Places to collaborate, prosper and grow

Increased use of technology and increased productivity mean that less time is being spent on lower-order tasks and more time is being spent on innovative thinking, culture and art.



Co-working is one consequence of this dynamic shift and we think it's here to stay.

- Micro businesses are increasing. They represent 96% of companies in the UK and employ more than 7 million people
- 74% of millennials want flexible work schedules and as many as 88% favour a collaborative working culture.
- The number of co-working spaces worldwide grew to 7,800 in 2015 compared to 3,400 in 2013
- The number of people using co-working spaces globally is increasing every year and is expected to reach 1 million by 2018

London

- Silicon Roundabout generated 15,620 new businesses in 2013/14
- Five times as many businesses as launched in Canary Wharf area

Rest of the UK

- 74% of tech companies and 85% of workers are located outside of London
- Manchester is among the 5 biggest clusters in the country
- More than 170,000 employed in digital businesses in: Manchester, Liverpool, Sheffield, Leeds, Hull, Newcastle & Sunderland



WHAT DOES MANCHESTER HAVE TO OFFER?

Manchester is the economic powerhouse of the north of England. Its buoyant economy is the largest and fastest growing outside London

- Sophisticated infrastructure around education, transportation, business and tourism
- A diverse, knowledge-led economy with leading firms in digital and creative, financial and business services, biotechnology, advanced manufacturing and environmental technology
- Thousands of foreign-owned companies.
- Almost half the North West's Top 500 businesses are based here
- A skilled workforce with 3 top-rated universities in the city producing over 30,000 graduates every year
- The highest number of graduate retentions in the UK
- Good connections widen its recruitment catchment area:
 - Virgin West Coast links
 - HS2 / HS3
 - Suburban rail network
- An active and supportive Local Authority



TOP INTERNATIONAL BUSINESS AND TOURIST DESTINATION

- Ranked first in 3 categories of the Financial Times FDI European Cities of the Future 2016/2017 report
- Attracted 400 inward investment projects between 2010 and 2015
- UK's fastest growing regional economy behind London (£51 billion GVA)
- An economy that generates nearly 40% of GVA in the North West
- Largest creative and digital cluster in the UK, employing 63,500 people
- Largest UK regional airport with over 200 direct flights to worldwide destinations
- 1.15 million international visitors a year make it the UK's third most popular city after London and Edinburgh
- Attracts c. 5 million delegates annually to its conferences and business events
- Boasts one of the top 30 universities in the world
- A hub for creativity and innovation, steeped in tradition and heritage
- The heart of the Industrial Revolution and pioneer of the tech & music scene



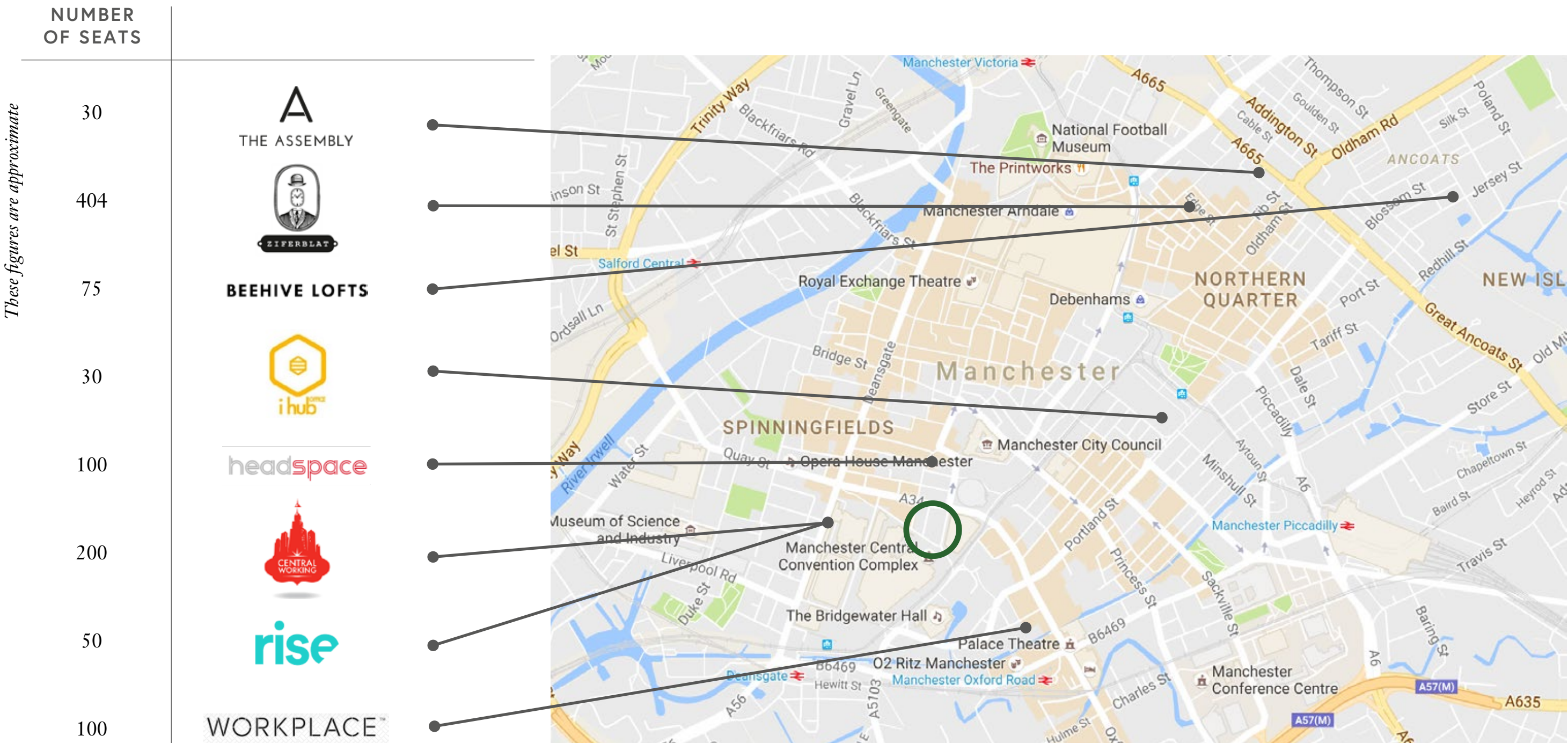
MANCHESTER LACKS SHARED OFFICE SPACE

We estimate that the city only has 8 shared office spaces.
That's a total of only currently 989 seats.

They serve a huge market of 1.4 million office workers and
more than 105,000 firms.

So there's a tremendous opportunity for existing operators to
expand and for new providers to enter the market.





CENTRALLY LOCATED IN THE HEART OF MANCHESTER

WINDMILL GREEN

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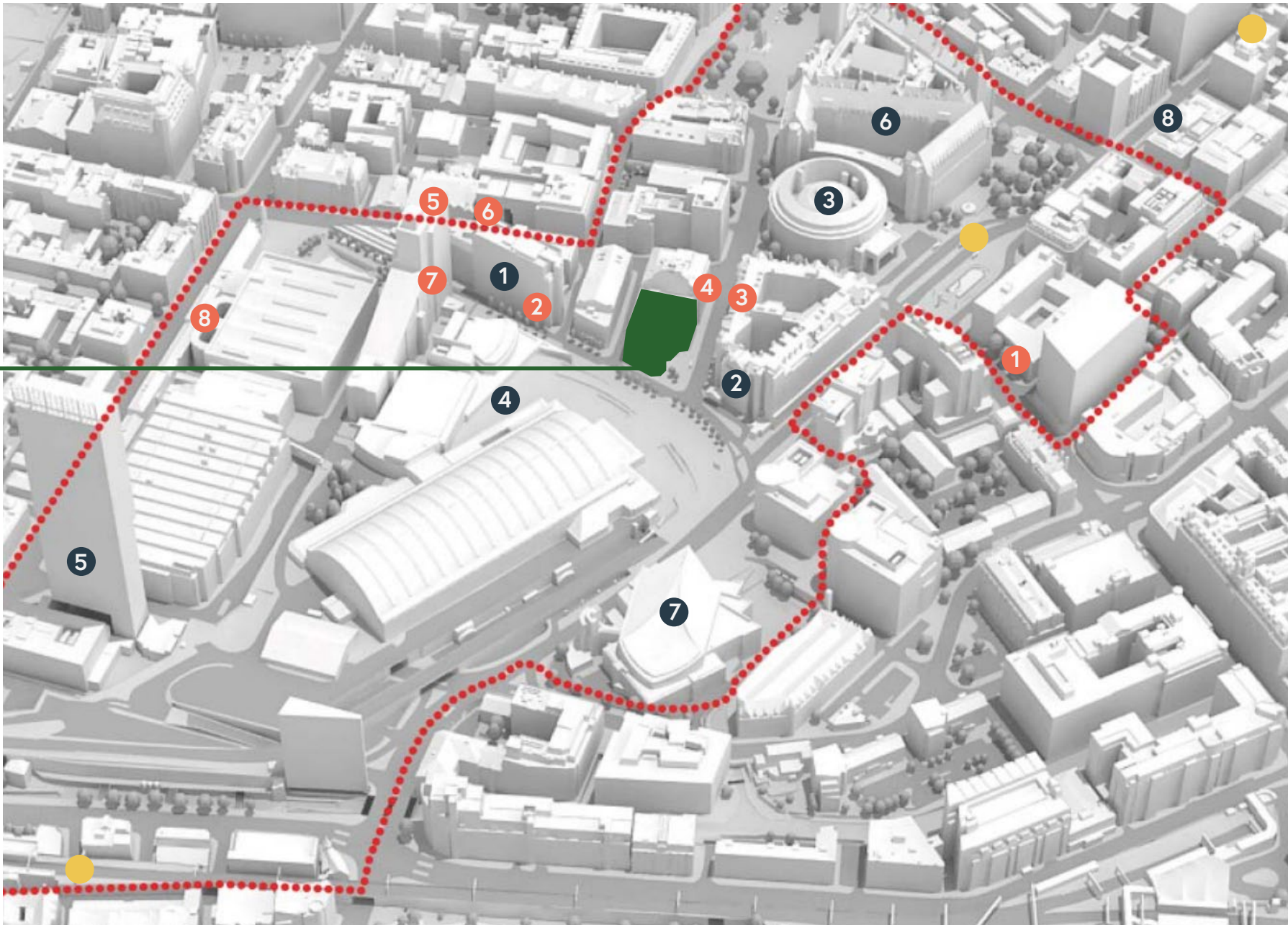
Key Buildings

- 1 Radisson
- 2 Midland
- 3 Manchester Library
- 4 Manchester Central
- 5 Hilton
- 6 Town Hall
- 7 Bridgewater Hall
- 8 Manchester Art Gallery

Key Amenities

- 1 Fumo
- 2 Steak and Lobster
- 3 The French / Mr Coopers
- 4 Starbucks
- 5 Albert Schloss
- 6 Brew Dog
- 7 No1 Watson Street
- 8 Grindsmith

Metrolink stop



A NEW CLASSIC

- Modern use of ‘traditional’ Manchester materials
- Excellent natural light throughout
- Architectural style and proportions that complement the Victorian buildings around it
- Designed to connect with the public square and other spaces, so it energises the area



OLD MEETS NEW

- Terracotta tiles bring life and energy to the new façade
- Designs complement the place, details, identity and rich heritage of the area
- The elegant green colour harks back to Victorian history and looks forward to a future of sustainable design



DEPTH-MATERIALITY



PLASTIC FORM



RHYTHM

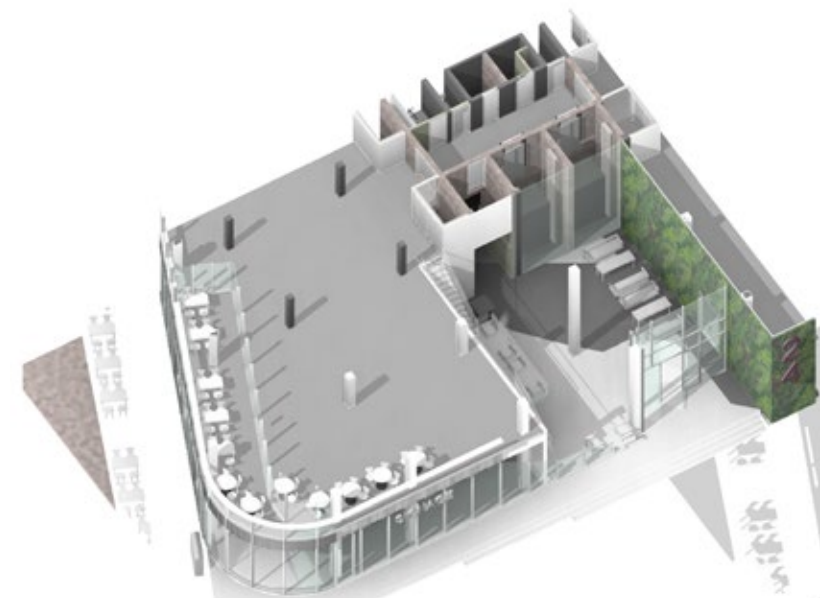
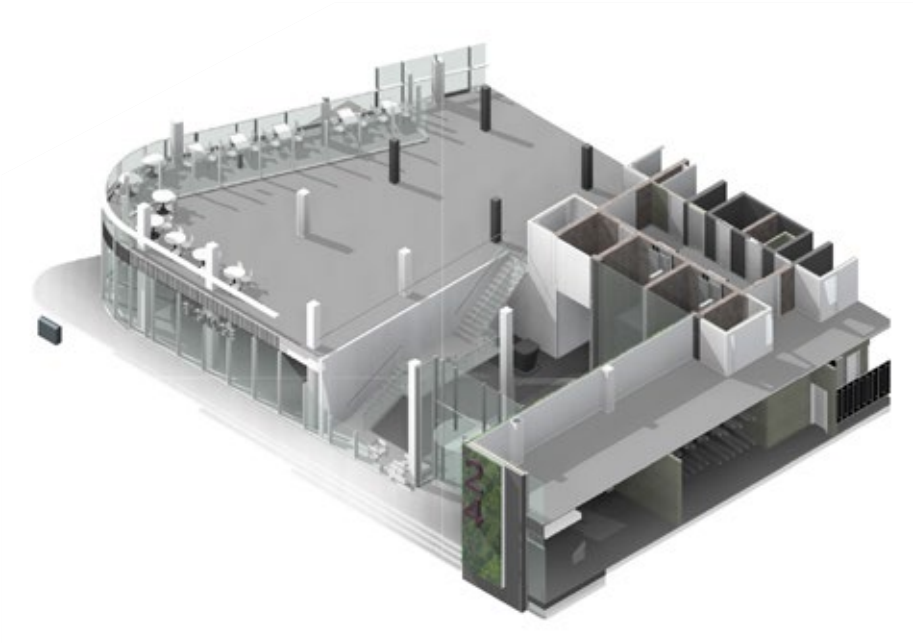
A WELCOMING APPROACH

- Creates a public façade that's open and welcoming
- Blurs the boundaries between public and private outdoor spaces at street level
- Blurs the lines between a traditional lobby and a retail space
- Pulls activity from the ground floor up through the whole building, right up to the shared roof terrace
- A feature staircase brings life to the building by visibly linking the inside and outside



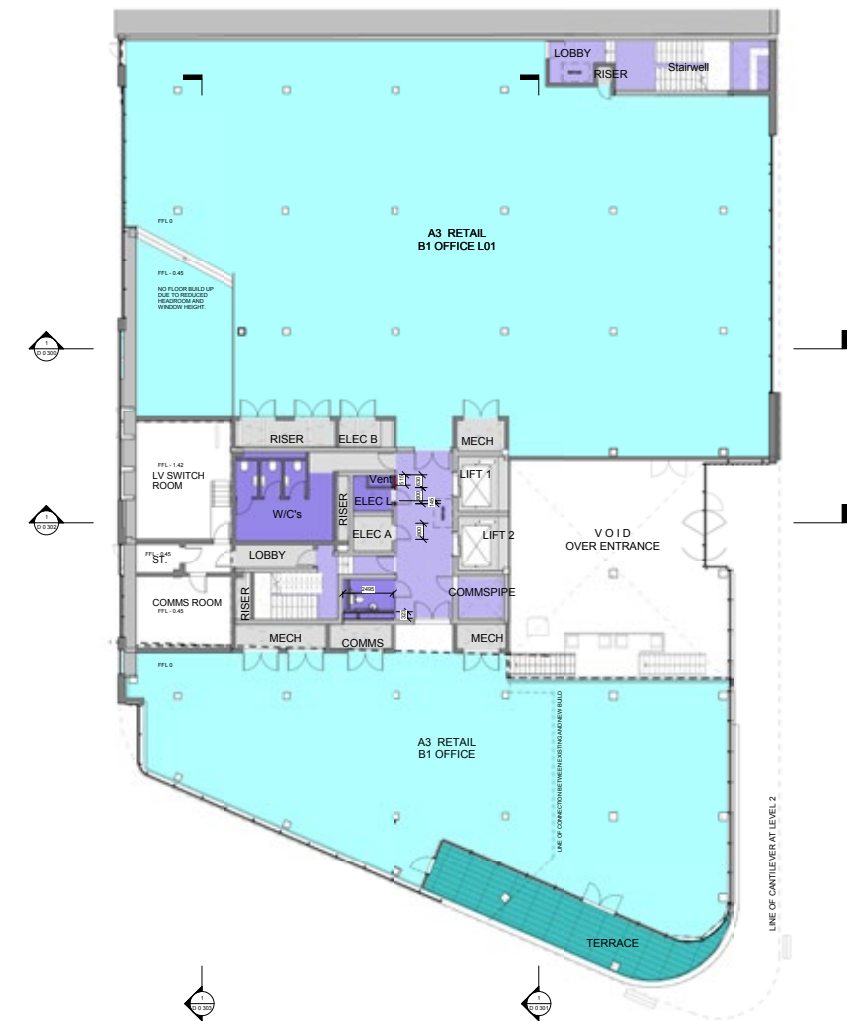
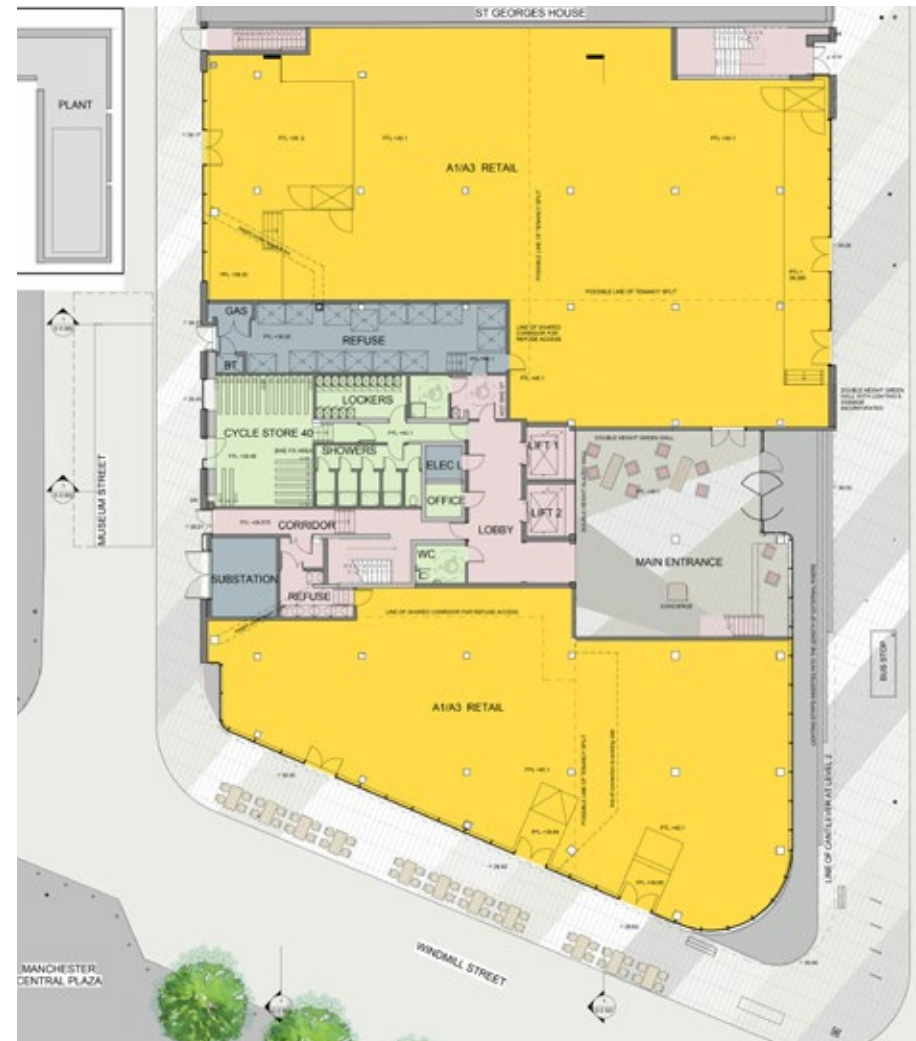
ENTRANCE AND AMENITIES

- Dramatic double-height entrance
- Prominent, highly stylised cycle storage for 62 bikes
- Extensive shower, locker and drying facilities just off reception
- Direct access from Windmill St and Museum St
- Loads of options for you to creatively configure a co-working environment:
 - Part or full ground floor; part or full 1st floor; additional upper floors - you tell us
 - Can include/exclude a linking feature staircase
 - Traditional reception area can become part of the hub
- 5,000 to 78,000 sq. ft. available



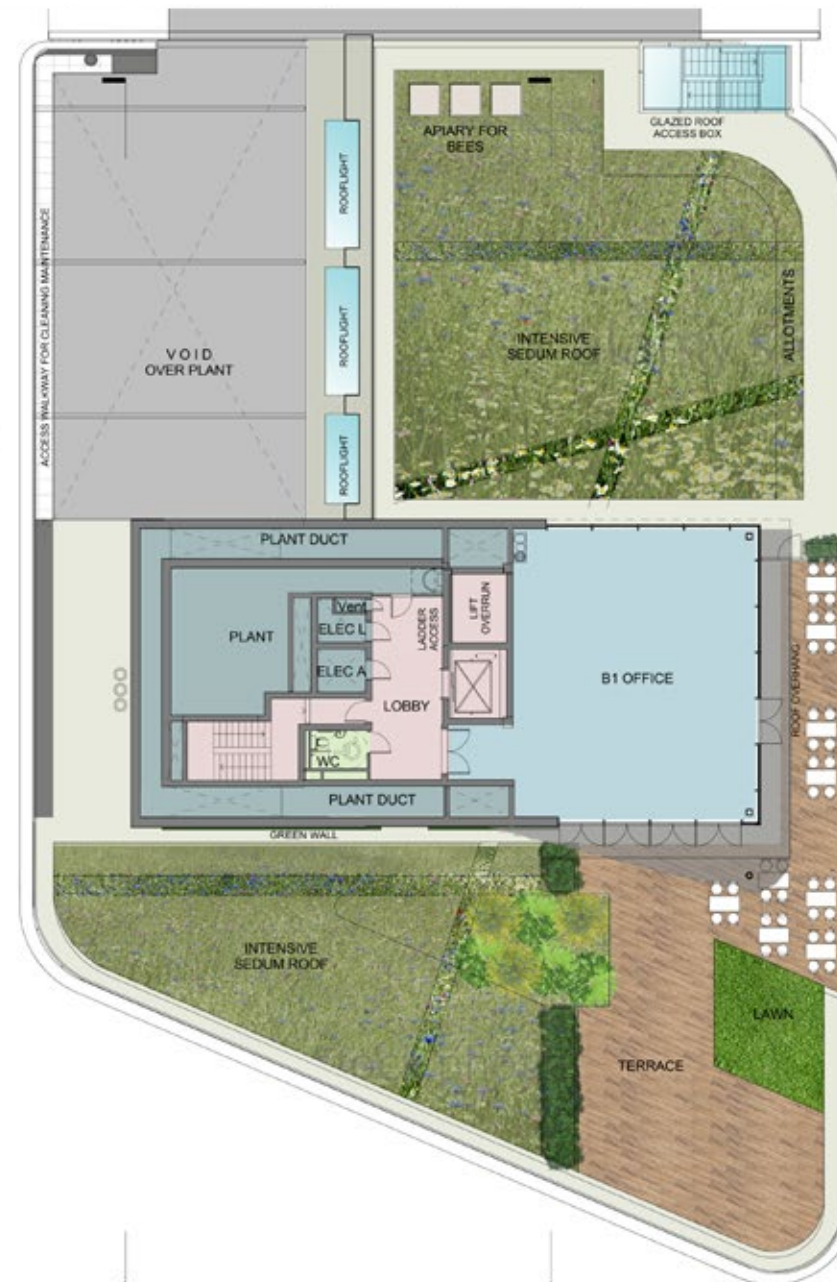
A BOLD INTERNAL LAYOUT

- Ground and 1st floor are linked together, opening the entire space to a new way of working and sharing amenities
- Major new office entrance animates streetscape
- An active staircase incorporated in a lively frontage, encourages health and well-being
- Seamless linkage between ground floor reception and retail area
- Placemaking at forefront of design



MANCHESTER'S BEST ROOF GARDEN AND EVENT SPACE

- One of the largest external terraces in Manchester
- Shared by everyone in the building
- Available for co-working operator to use 365 days a year
- Southern-facing with stunning, uninterrupted views



- Only the second building in Manchester with a BREEAM Outstanding rating
- EPC A rated and designed to incorporate the Wellbeing concept
- Efficient design reduces operating costs
- Stylised but classic design creates a distinctive workspace that helps businesses attract and hold on to talent
- Six floors of the best space
- Feature staircase connects ground and first floor
- 7th floor, south facing roof terrace
- Floors provide workspaces of up to 12,300 sq. ft
- Designed to have a 1:8 occupation ratio
- 3m high workspaces with exposed clear ceilings
- Raised access floors for power, data and M&E



MAKE YOUR PROPOSAL

We think Windmill Green is one of the most exciting opportunities in Manchester and would love to see what creative thinking you can bring to this unique working environment. As its co-working operator, you'll be at the heart of the building's success. So we're looking for a partner who can help us set a benchmark for collaborative workspaces in the city.

Huge flexibility

- A mix of ground floor, first floor and upper floor space available
- Configure the space to suit your plans: ground floor only, ground floor + first floor, second floor + third floor etc

We look forward to hearing your plans.

	NIA (M2)	NIA (FT2)
GROUND FLOOR	845	9,096
LEVEL 1	925	9,957
LEVEL 2	1,145	12,325
LEVEL 3	1,150	12,379
LEVEL 4	1,150	12,379
LEVEL 5	1,145	12,325
LEVEL 6	890	9,580
LEVEL 7	-	-
Total	7,250	78,038

N.B: Areas are estimates only and will be subject to final scheme, planning and measurement at practical completion

2016

- MAY
 - Final Design Stage
- JUNE
 - Planning Submission
- AUGUST
 - Planning Consent -
Granted 25th August
- OCTOBER
 - Appoint Contractor
- NOVEMBER
 - Construction Phase Starts

2017

- SEPTEMBER
 - Access for occupier fit out works
in tandem
- NOVEMBER
 - Practical completion

**FORE INVITES YOU TO REGISTER YOUR
INTEREST IN WINDMILL GREEN**

**A MIX OF GROUND FLOOR, 1ST FLOOR
AND UPPER FLOORS AVAILABLE**

**MULTIPLE OPTIONS – E.G. GROUND FLOOR
ONLY / GROUND FLOOR + 1ST FLOOR / 2ND FLOOR
+ 3RD FLOOR, ETC...**



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