


TOWERS ABOVE THE REST

DISCOVER THE LIFE AT TOWERS VIDEO HERE 

Follow us on Instagram 

Towers
Manchester

WHAT IS TOWERS?

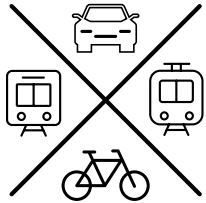
LOCATED IN DIDBSURY,
MANCHESTER – A VIBRANT,
FRIENDLY, SAFE AND ACCESSIBLE
OFFICE LOCATION

AN ESTABLISHED AND POPULAR
GRADE A BUSINESS PARK IN AN
EXTENSIVE PARKLAND SETTING

HOME TO 23 COMPANIES
AND OVER 2,200 EMPLOYEES
ACROSS 10 BUILDINGS



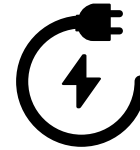
WHY TOWERS?



Easily accessible by a range of sustainable transport methods including rail, tram, bus and bike



High levels of on-site parking with ability to take further spaces in the adjacent cricket club



EV charging points



On-site Bean Coffee shop



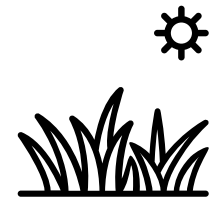
On site showers and cycle hub

A

Modern Grade A office accommodation



Range of ESG accreditations including BREEAM Excellent, Cycle Score and Fitwell



Green parkland campus setting

A GREAT LOCATION

THE PARK IS EXCELLENTLY LOCATED FOR RAPID ACCESS TO THE CITY CENTRE, MOTORWAY NETWORK AND THE AIRPORT.

Located next to affluent Didsbury, 6 miles from the City Centre and 10 minutes from the Airport, Towers is perfectly located for commuting on foot, by bike, by public transport (Metrolink and train) and by car.



M56 (J1)

7 minutes drive



M60 (J1)

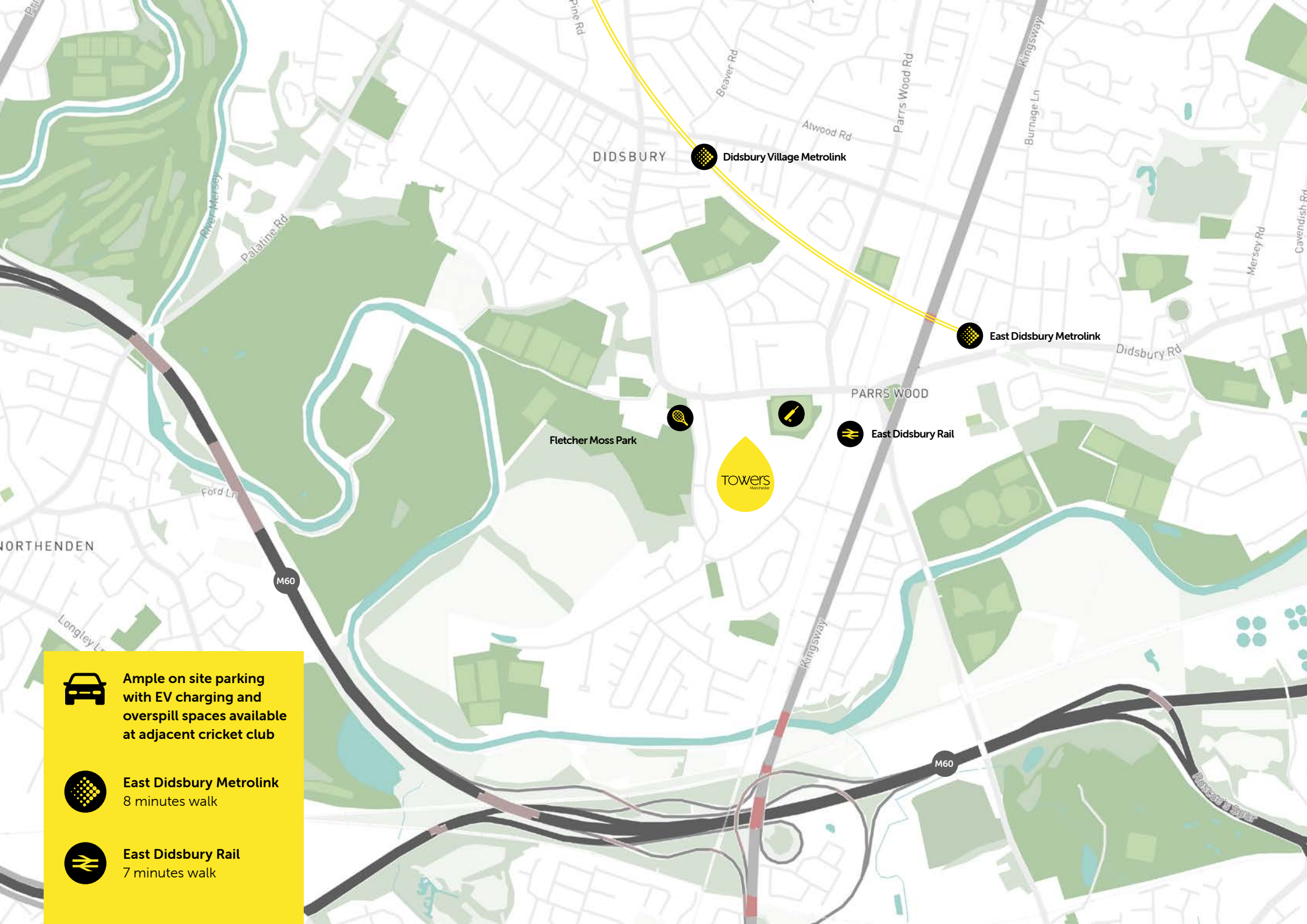
10 minutes drive



Manchester Airport

10 minutes drive





DIDSBURY

Didsbury Village Metrolink

East Didsbury Metrolink

PARRS WOOD

East Didsbury Rail

Fletcher Moss Park

Towers
MANCHESTER

M60

M60



Ample on site parking with EV charging and overspill spaces available at adjacent cricket club



East Didsbury Metrolink
8 minutes walk



East Didsbury Rail
7 minutes walk

WITH A THRIVING CULTURE

KENNEDY WILSON HAVE INVESTED IN THE TOWERS LIFE PORTAL TO DELIVER AN ENGAGING PLATFORM FOR OCCUPIERS WORKING AT TOWERS. FROM FOOD AND DRINKS AND FITNESS CLASSES TO EXCLUSIVE EVENTS AND DISCOUNTS, THE TOWERS LIFE PORTAL AND APP ENABLES OCCUPIERS ON-SITE TO ENJOY THE WIDE RANGE OF BENEFITS AVAILABLE WORKING AT TOWERS.



ESG focussed events



Three weekly wellness classes, plus regular social events, street food pop-ups and markets



Fully integrated Bean Coffee amenity on site



App Portal Stats:

- 80% Employees Registered
- 90% Active Users
- 76 events held in 2023
- Over 85% of occupiers are engaged with the app (of 1,940 occupiers)

"The best place I've ever worked"

"Everything's perfect"

"Nothing needs changing, it's perfect"

"Happy with everything at Towers"

"I'm very content working here"

93%

Customer Satisfaction Score

+56

Net Promoter Score

AN ESTABLISHED SENSE OF PLACE



Dedicated customer app



Expansive wellbeing and fitness classes



Annual event programme



Onsite beehives and honey



WITH A DEDICATED TEAM



AND IN GOOD COMPANY

"Towers' location has continued to **serve our business extremely well**, being so well positioned **close to Manchester Airport** (important to our business!) and **Manchester City Centre**."

British Airways



"The decision to take space at Towers was based on the **excellent specification and size of the office space**, as well as the sense of community within the park and the **excellent environment** it will provide for our team. We're very excited about the move here and **the positive impact** it will have on our business."

Andy Matthews, CFO at Conferma



Honeywell



syngenta



BARRATT



Regus

Greenergy



bean COFFEE ROASTERS



- 1 Scotscroft
- 2 Ocean House
- 3 Worthington House
- 4 The Lodge
- 5 Pavilion
- 6 Pioneer House
- 7 Crescent House
- 8 Spectrum
- 9 Adamson House
- 10 Kingston House

SCOTSCROFT

57,000 SQ.FT.
HQ OFFICE BUILDING



KEY PROJECT QUESTIONS AND ESG

①

How will Scotscroft present?

②

Will Scotscroft be as Environmentally Sustainable as a new building?

③

How about the Social and the Governance?

④

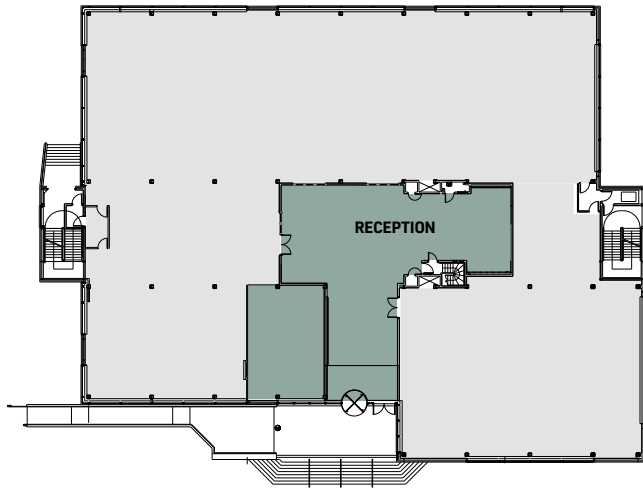
What is the Specification?

⑤

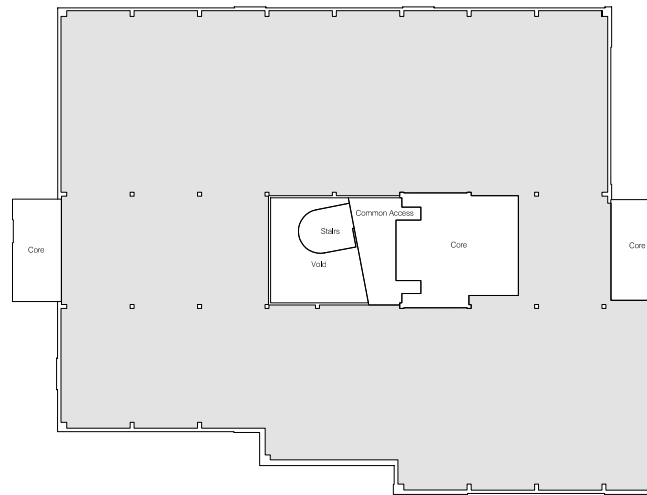
When will Scotscroft be ready for occupation?

YOUR OFFICE FLOORS

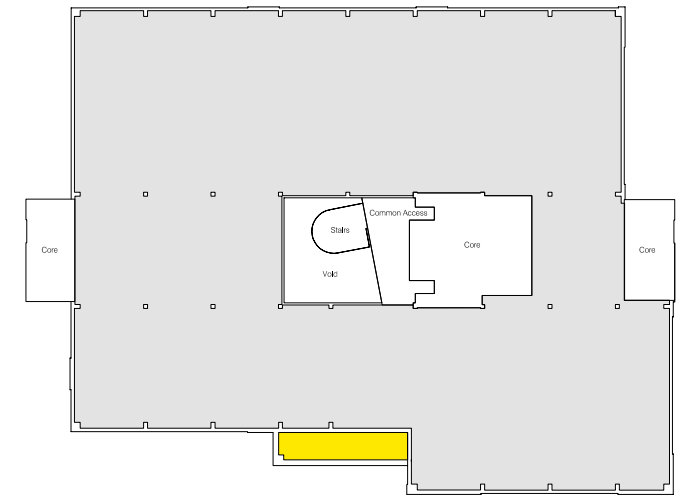
BASEMENT	1,108 SQ.FT (103 SQ.M)
GROUND FLOOR	19,844 SQ.FT (1,844 SQ.M)
FIRST FLOOR	19,354 SQ.FT (1,798 SQ.M)
SECOND FLOOR	18,992 SQ.FT (1,765 SQ.M)
TOTAL	59,298 SQ.FT (5,509 SQ.M)



GROUND FLOOR



FIRST FLOOR



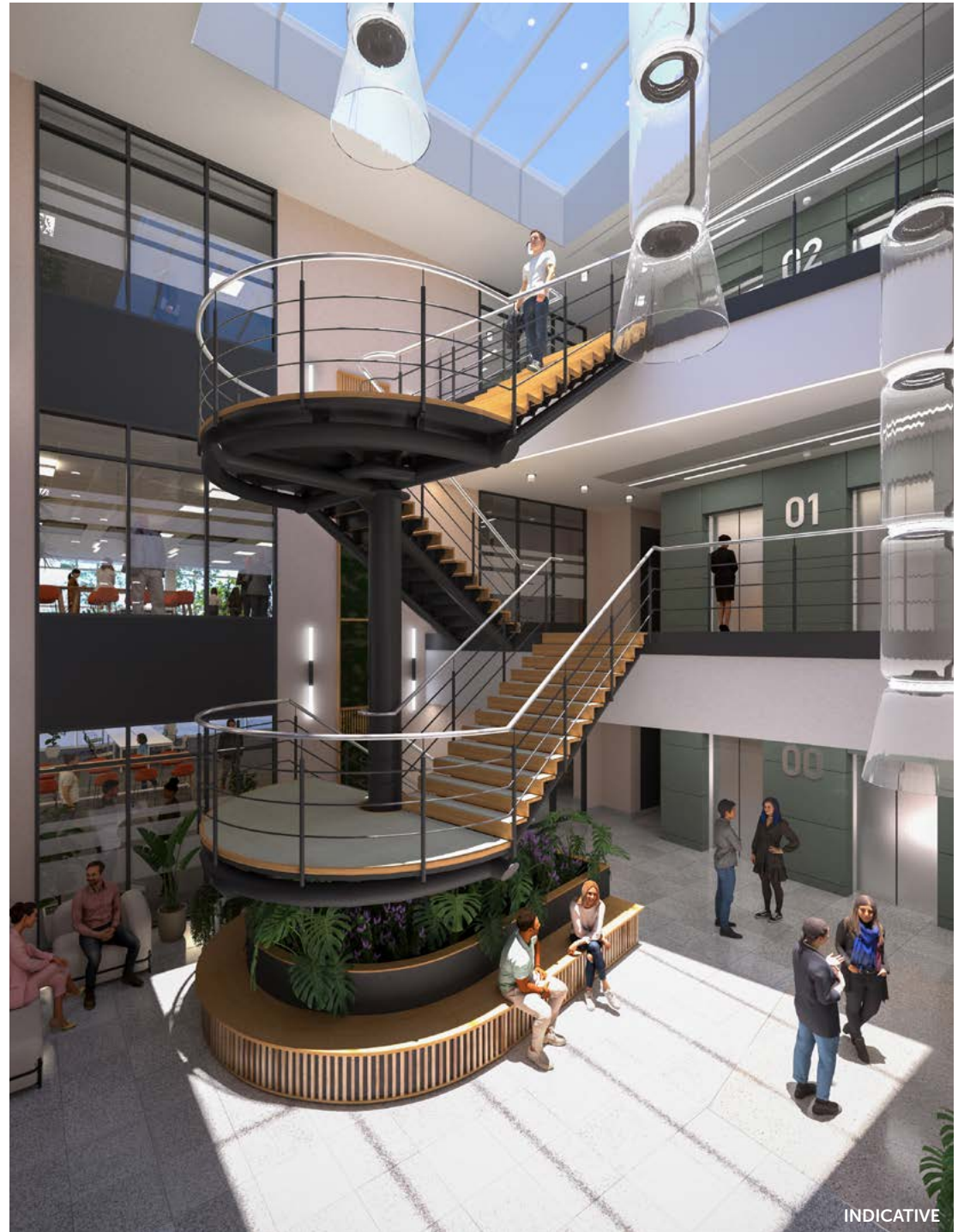
SECOND FLOOR

HOW WILL SCOTSCROFT PRESENT?



INDICATIVE

HOW WILL SCOTSCROFT PRESENT?



HOW WILL SCOTSCROFT PRESENT?



INDICATIVE

HOW WILL SCOTSCROFT PRESENT?



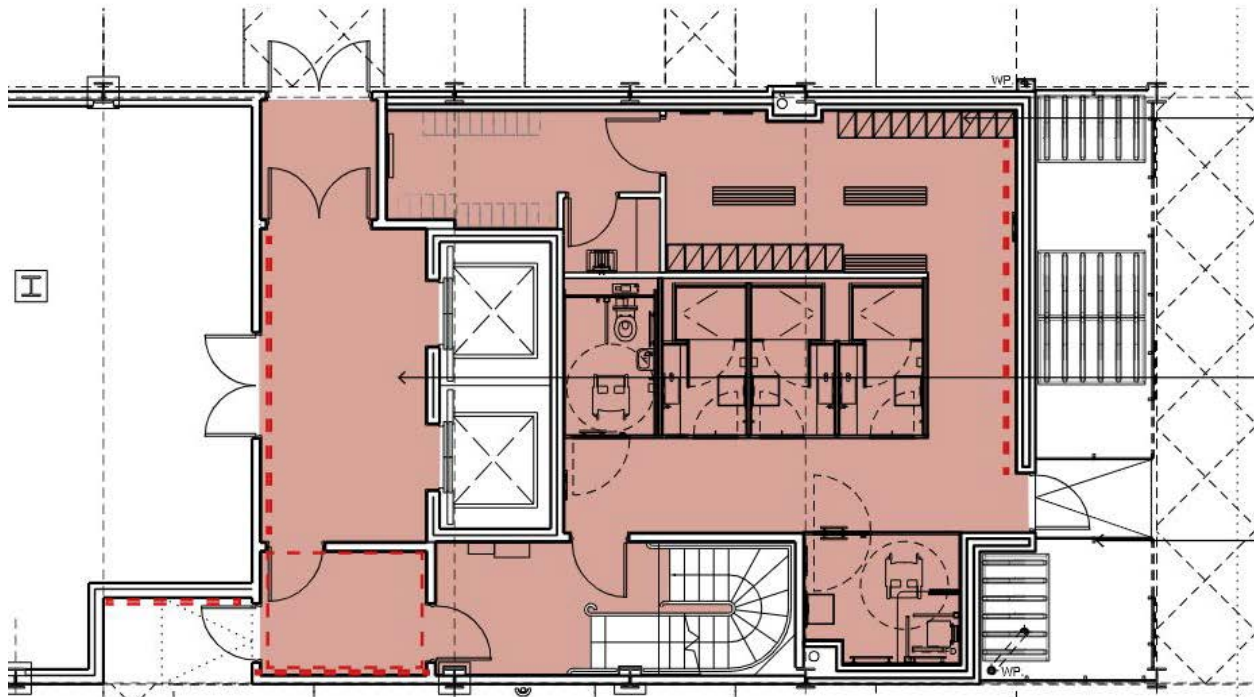
INDICATIVE

HOW WILL SCOTSCROFT PRESENT?



INDICATIVE

HOW WILL SCOTSCROFT PRESENT?



LOBBY WITH LOCKERS AND BENCHES

Minimalistic finishes with proposed fair-faced blockwork to parking-side, paint finish DDA shower and 3 No shower/changing rooms with integrated vanity

LIFT LOBBY

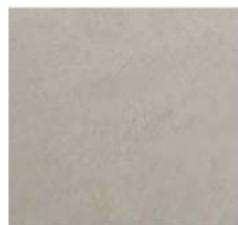
Enhanced signage and new light fittings; paint finish and way-finding signage

BICYCLE STORE

Minimalistic finishes with painted concrete floors and a level of colour and way-finding decoration to walls

WAYFINDING

Opportunity for prominent signage and bold paint corridors and in car park area, in line with wider building strategy



NEW FLOORING TO NEW SHOWERS/ LOCKERS

Ceramic tile finish



CUBICLE OUTER PARTITIONS

Laminate panelling in Touch finish



NEW STANDARD SHOWER

Nuance wetroom system and hinged doors



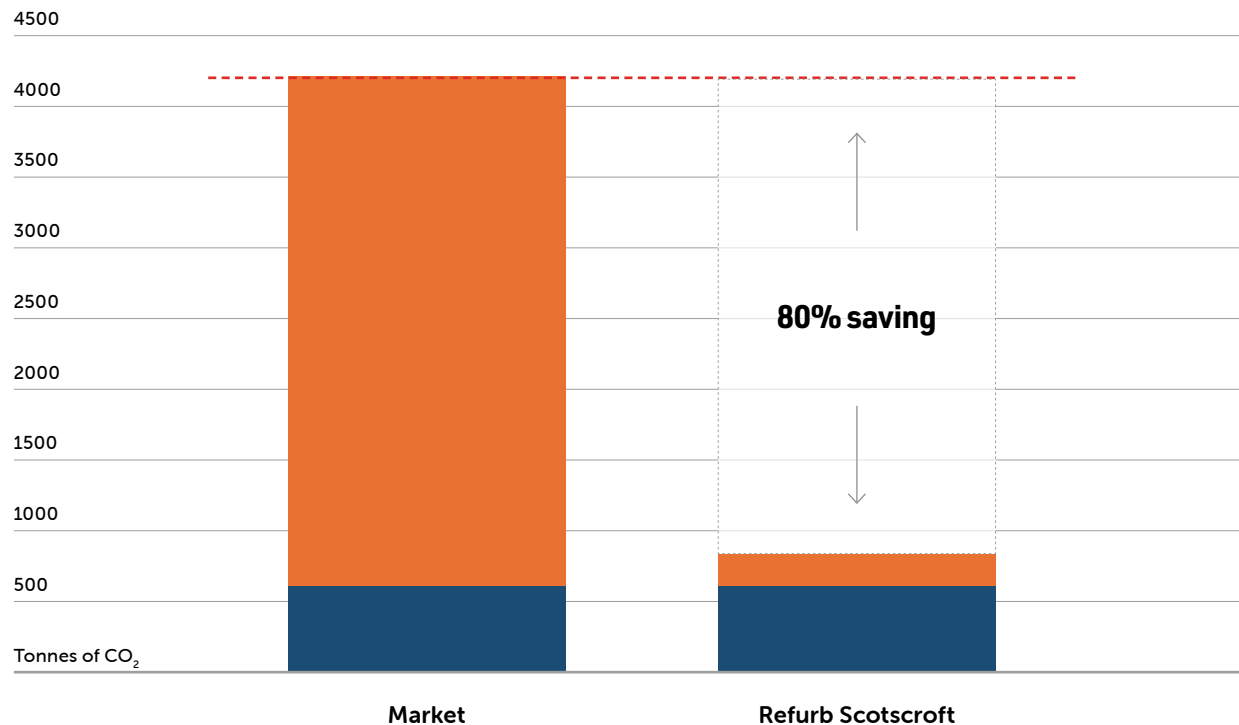
FOLD DOWN SEATING

Timber to match benches throughout

ENVIRONMENTALLY SUSTAINABLE

Will Scotscroft be as environmentally sustainable as a new building?

Whole Life Carbon Impact
Scotscroft vs. the Market (10 years)



Opportunity
to save 3,366
tonnes of CO₂
emissions

ESTIMATION BASED UPON
COMPARABLE REFURBS

Operational carbon
Embodied carbon

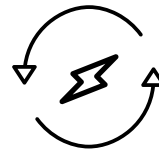
ENVIRONMENTALLY SUSTAINABLE

Predicted energy consumption
68% lower than
a typical office

Will Scotscroft be as environmentally sustainable as a new building?



Energy usage intensity: 75 Kwh/m² pa
(Nabers 5.5* Building requires 75 Kwh/m²)



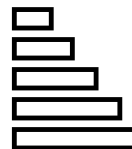
All electric building services
with 100% Rego backed
renewable energy



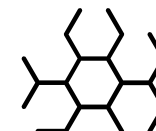
Full building submetering
facilitating, real-time monitoring
and optimisation



Alignment with 2030 performance
targets for net zero carbon Offices



Target EPC A15



On site renewable energy with
PV Cells to generate 30% of
building Demand

HOW ABOUT THE SOCIAL AND THE GOVERNANCE?

Supporting our community by:

- **Partnering with Francis House**
- **Local and diverse demographic of on-site staff**
- **Food and retail vendors from local markets regularly visit site**
- **Considerate Contractors for large scale works**
- **Fitwell 3* and Active Score Gold to promote active commuters and a healthy working and living environment**

Leading best practice by:

- **Waste Management Policy for Zero Waste to Landfill**
 - 26% of all waste is recycled
 - Non-recycled waste is processed at an Anaerobic digestion facility or a waste-to-energy facility
- **Third Party Certifications**
 - BREEAM Excellent, Fitwell, Active Score
- **Annual customer satisfaction surveys**
- **Living wage employer**
- **Anti-slavery policy**

WHAT IS THE SPECIFICATION?

MECHANICAL & ELECTRICAL DESIGN CRITERIA

Occupancy Design Criteria Building Services

1 person per 10m²

Office Accommodation Service Design Criteria

External temperature:

Winter -4°C, 100% SAT

Summer 30°C db / 20°C wb

Internal temperature:

Winter Offices 20°C db +/-2°C

Summer Offices 24°C db +/-2°C

Controls tolerance: +/-2°C.

Ventilation Systems

Office (fresh air) 14 litres/sec per person

Toilets 10 air changes per hour

Additional Cooling

Spare ways to be provided on VRF system for additional internal units

Means of Escape – Building

1 person per 6m² (net)

1 washrooms person per 10m² (net)

Showers

4 new showers provided at basement level

Cycles

38 spaces

Lifts

2 x Passenger Lifts

Noise Levels

Noise Levels (@ 1,500 mm above FFL):

Offices NR38

Lift Lobby NR40

Toilets NR40

Plant rooms NR45

ELECTRICAL INSTALLATION

Small Power Allowances

Small power 15 W/m², upgrade allowance 10 W/m²

Lightning Protection

The building is provided with a system of lightning protection in accordance with BS EN 62305.

Emergency Lighting

The emergency lighting installation comprises either self-contained units within the normal lighting fittings or stand alone flush LED fittings, designed to operate for a minimum period of 3 hours upon loss of supply.

INTERNAL FINISHES – OFFICES

Walls

White painted internal walls and skirtings.

Ceilings

A 600 x 600 metal ceiling grid with plasterboard margins.

Floors

600 x 600 mm medium grade metal raised access floor panels.

Internal Doors

Glazed doors off the main atrium and solid doors in paint finish otherwise with satin stainless steel ironmongery

TARGET SUSTAINABILITY CREDENTIALS

EPC A15

Retention of existing building & frame providing significant embodied carbon saving vs new build Energy Use Intensity – 75Kwh per m²

All electric building service and 100% Rego backed renewable energy

On-site renewable energy with PV cells to generate up to 30% of building demand Alignment with 2030 Performance Targets for net zero carbon offices

BREEAM Excellent

Fitwell 3* & Active Score Gold

Full sub-metering to monitor and optimise energy usage

Green lease clauses encouraged

MECHANICAL INSTALLATION

Heating, Cooling and Ventilation

The Cat A office cooling and heating will be via a new VRF/VRV system with high level fan coil units with secondary air ducted to linear and swirl type grilles to supply air into the office space. Fresh air to the Cat A space will be fed from the new air handling units and duct to the back of each fan coil unit.

OFFICE ACCOMMODATION

Clear Floor to Ceiling Height

3m

Raised Floors

All office floors provide for nominal 125 mm from top of structural slab to top of raised floor.

Ceiling / Lighting Height

A lighting zone of 75 mm is generally provided in the offices.

STRUCTURAL DESIGN CRITERIA

Floor Loadings

Office areas: 3.5 kN/m²

TOILET ACCOMMODATION

Walls

Ceramic tiled plaster walls at trough wash hand basins and hand drying areas

Ceiling

White painted plain plaster ceiling

Cubicles

Full height partition walls and HPL doors

Sanitaryware

Quality porcelain WCs, solid surface troughs and urinals with black fittings

INTERNAL FINISHES – OFFICES

Walls

Plasterboard linings, white painted internal walls and skirtings.

Ceilings

A 600 x 600 metal ceiling grid with plasterboard margins.

Floors

600 x 600 mm medium grade metal raised access floor panels.

Internal Doors

Glazed doors off the main atrium and solid doors in paint finish otherwise with satin stainless steel ironmongery

Full Refurbishment Specification via [this link](#)
Password available upon request

KENNEDY WILSON AT A GLANCE

An established international
real estate investment firm

WE ARE A LEADING GLOBAL REAL ESTATE
INVESTMENT COMPANY.

WE OWN, OPERATE, AND INVEST IN REAL
ESTATE THROUGH OUR BALANCE SHEET
AND THROUGH OUR INVESTMENT
MANAGEMENT PLATFORM.

WE ARE PRESENT ACROSS THE UNITED
STATES, UK AND IRELAND.

\$25B

Real estate AUM globally

\$4.5B

Office assets globally

\$2.4B

Office assets in Europe



CYCLE TESTED



35yrs

Investment History

VERTICALLY INTEGRATED



253/11

Global employees/Offices

MARKET KNOWLEDGE



\$7bn/186

European AUM/Assets

SCALE



28M

Commercial Sq Ft Globally

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