

59,000 SQ. FT OFFICE HQ

Scotscroft

Arriving in Manchester Q1 2025

TOWERS
Manchester

Scotscroft

SCOTSCROFT IS A BEST IN CLASS
SUSTAINABLE HQ OFFICE, SET
IN MANCHESTER'S MOST
UNIQUE PARKLAND CAMPUS.



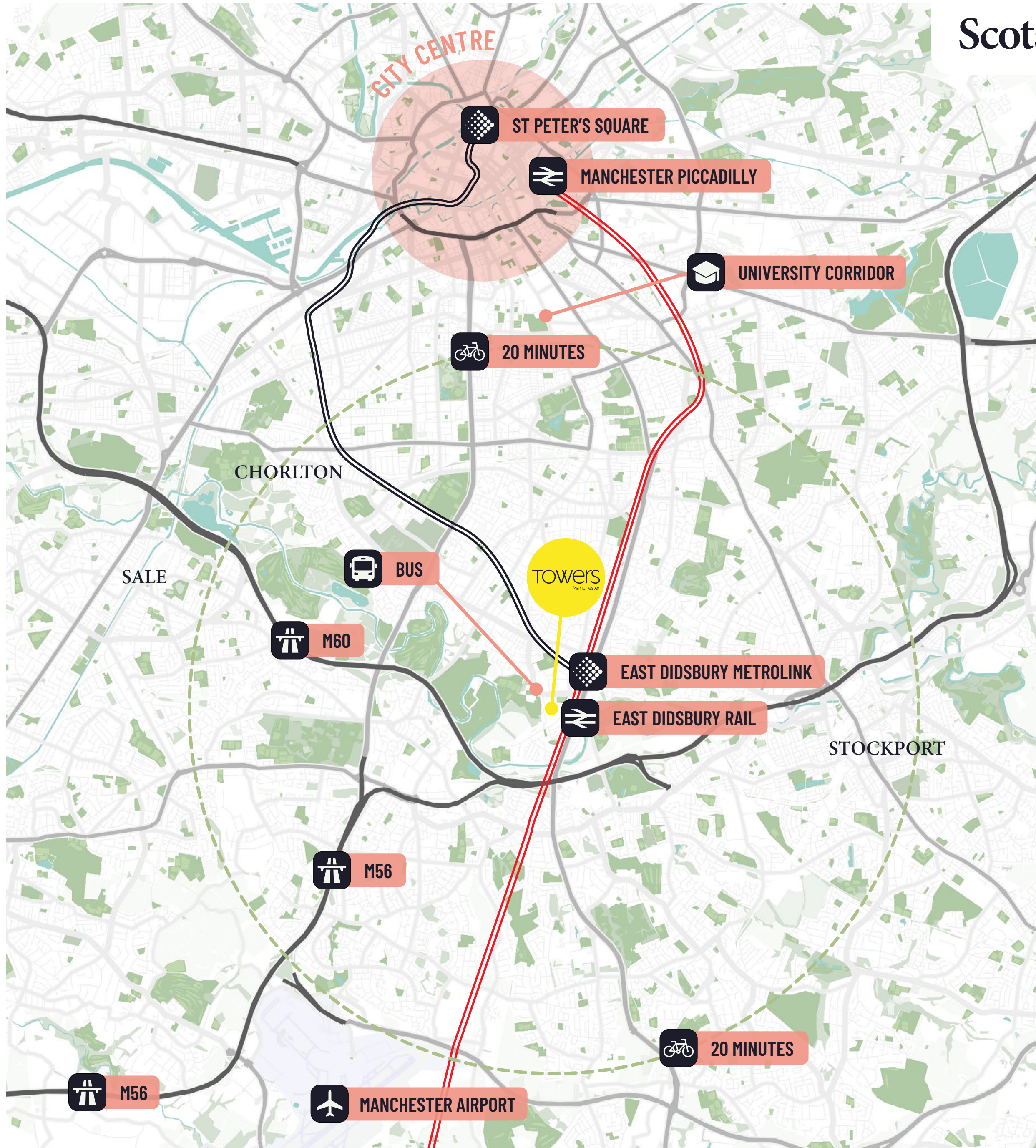
THE LOCATION



I WANT AN OFFICE



THAT'S EASY TO GET TO



Transport Links

GET IN THE WAY YOU LIKE

TRANSPORT LINKS



EAST DIDSBURY METROLINK
8 MINUTES WALK



BUS
5 MINUTES WALK



EAST DIDSBURY RAIL
7 MINUTES WALK



ON SITE CYCLE HUB AND SHOWERS



M56 (J1)
7 MINUTES DRIVE



MANCHESTER AIRPORT
10 MINUTES DRIVE



M60 (J1)
10 MINUTES DRIVE



AMPLE ON SITE PARKING WITH EV CHARGING



MANCHESTER CITY CENTRE
6 MILES AWAY



20 MINUTES



THE DIDSBURY



THE DOG & PARTRIDGE

Scotscroft



BOTANICAL GARDENS



RUDY'S

"DIDSBURY IS THE MOST SOUGHT-AFTER NEIGHBOURHOOD IN THE UK."

Data from Rightmove 2021

Local area

WHAT'S NEARBY

-  CAFES & RESTAURANTS WITHIN EASY REACH
-  PARRS WOOD ENTERTAINMENT CENTRE 11 MINUTES WALK
-  BOTANICAL GARDENS 6 MINUTES WALK
-  DIDSBURY VILLAGE 16 MINUTES WALK



BOTANICAL GARDENS



THE DIDSBURY HOUSE HOTEL



CROMA

COMMUNITY



I WANT AN OFFICE



**THAT'S MORE THAN
JUST A WORKPLACE**



"THE BEST PLACE I'VE WORKED"



Scotscroft

"EVERYTHING'S PERFECT"



"I LOVE THE VIBRANCY OF TOWERS"



Towers Community
A THRIVING CULTURE

Quotes from anonymous tenant satisfaction survey Q4 2024

Work-Life Balance
**ENABLING A
VIBRANT COMMUNITY**



**A RANGE OF BENEFITS ENDORSED
BY OUR OCCUPIERS.**

93% CUSTOMER SATISFACTION SCORE **+75 NET PROMOTER SCORE**
(VS BENCHMARK +30)



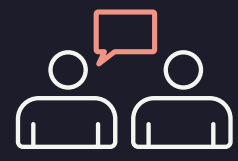
DEDICATED TENANT APP



EXPANSIVE WELLBEING AND FITNESS CLASSES



ANNUAL EVENT PROGRAMME



SOCIAL EVENTS



ONSITE BEEHIVES AND HONEY



GREEN PARKLAND CAMPUS



BEAN ON SITE COFFEE SHOP



WEEKLY WELLNESS CLASSES



FOOD POP-UPS



RETAIL AND LEISURE DISCOUNTS



DEDICATED ON SITE TEAM



Find your next activity through the Towers Life portal and App.

76 EVENTS HELD IN 2024

Scotscroft

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

Towers' neighbours
YOU'RE IN GOOD COMPANY

BRITISH AIRWAYS

spiritmedical
supplying for life

conferma
pay

Honeywell

CISCO

syngenta

BARRATT

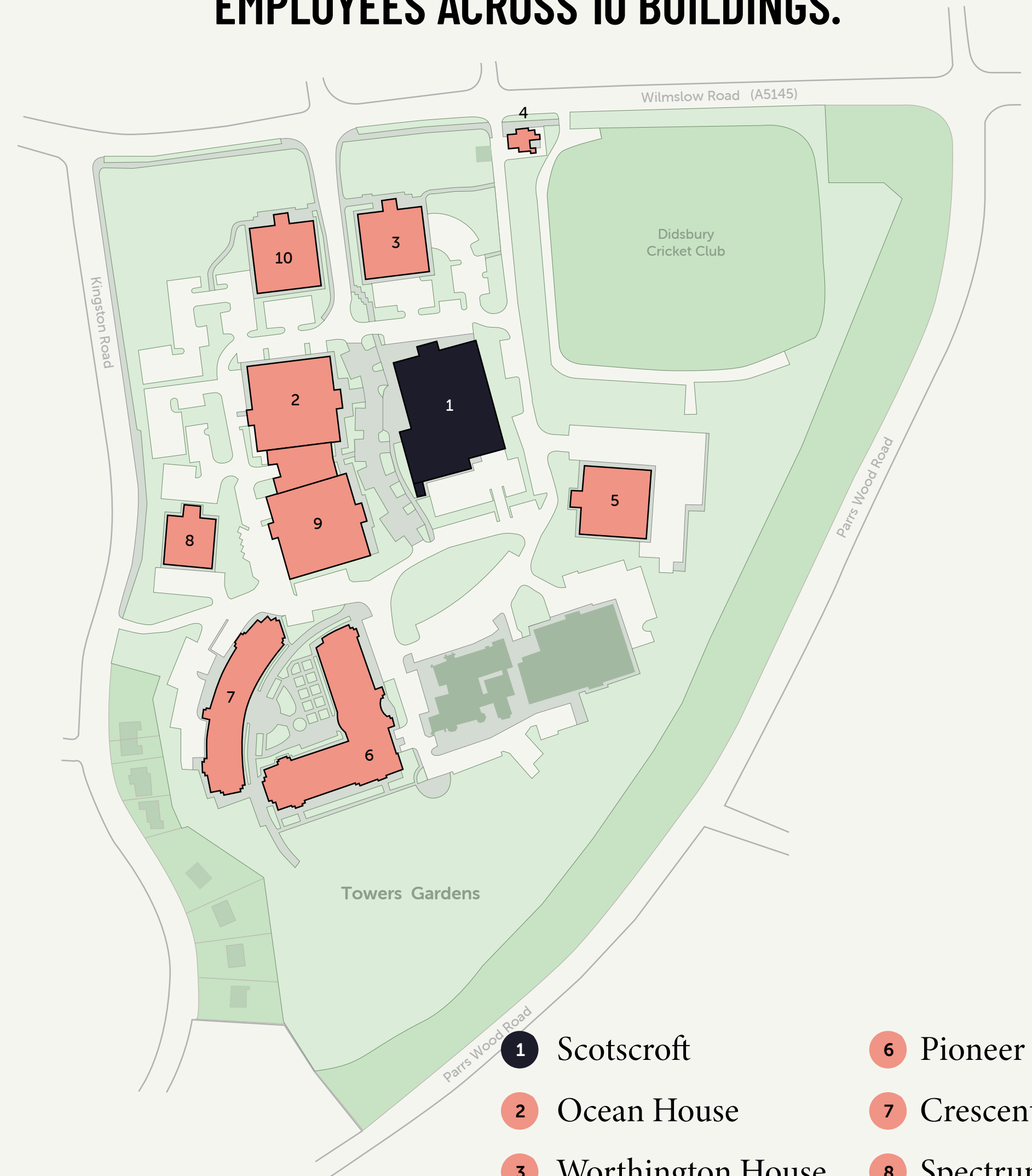
essity

Regus

Greenenergy

St Pierre
Groupe

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



ESG

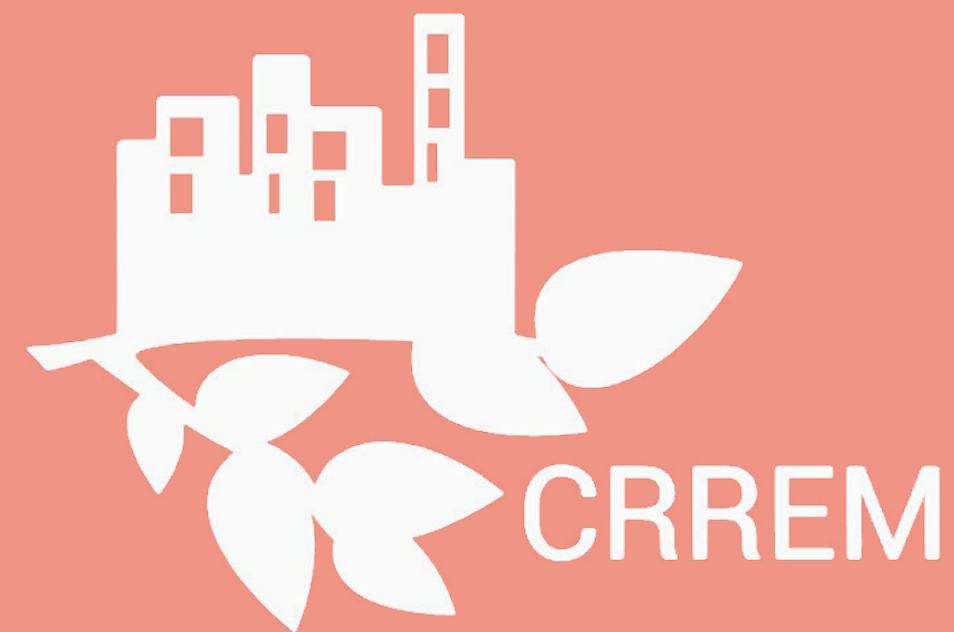
I WANT AN OFFICE

**THAT'S KIND TO
THE ENVIRONMENT**



NET ZERO CARBON

ALIGNED WITH



TARGETING ENERGY CONSUMPTION
55% LOWER THAN THE BENCHMARK FOR **TYPICAL**
PRACTICE OFFICES

TARGETING ENERGY CONSUMPTION
36% LOWER THAN THE BENCHMARK (REEB) FOR
GOOD PRACTICE OFFICES (118 EUI GIA BASIS)

Note: energy and carbon consumption has been modelled using industry best practices and the CIBSE TM 54 standards. Typical occupier requirements were used in the calculations. Actual results may vary based on occupiers uses and working times. Benchmark data used is the 2023 Real Estate Environmental Benchmark (REEB).

CLEAN & GREEN

SCOTSCROFT IS BEING REIMAGINED WITH ESG AT THE FOREFRONT.



NABERS TARGETING 5.5*

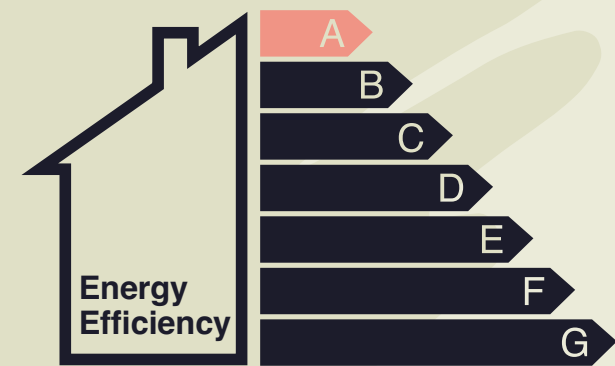
One of only 4 buildings in Manchester targeting 5.5*+

Supporting Net Zero Carbon targets for the building



BREEAM EXCELLENT

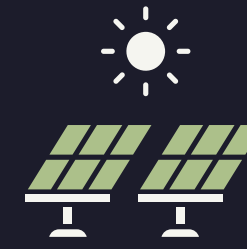
Endorsing the design, procurement and sustainability credentials of the refurbishment



EPC A15

Targeting market leading Energy Performance Certificate

ENVIRONMENTAL SOCIAL GOVERNANCE



ON-SITE PV CELLS FOR 30% OF ENERGY DEMAND



ZERO WASTE-TO-LAND-FILL POLICY



ENERGY USE: 75 KWH PER M2



RETENTION OF EXISTING BUILDING & FRAME



FULL SUB-METERING FOR ENERGY OPTIMIZATION



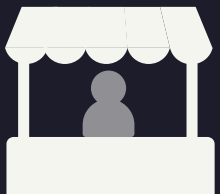
ALL-ELECTRIC SERVICES, 100% REGO-BACKED RENEWABLE ENERGY



PARTNERING WITH FRANCIS HOUSE



LOCAL & DIVERSE ON-SITE STAFF



SUPPORTIVE OF LOCAL INDEPENDENT TRADERS



ACTIVE SCORE GOLD



FITWELL 3*



ANTI-SLAVERY POLICY

SPECIFICATION

I WANT AN OFFICE

WITH A GRADE A SPECIFICATION



Building Specification
**DESIGNED FOR
EFFICIENCY & BALANCE**



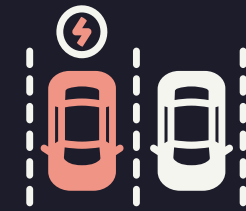
OCCUPANCY RATIO 1
PERSON PER 10M2



VRF AIR CONDITIONING +
FRESH AIR VENTILATION



38 CYCLE SPACES



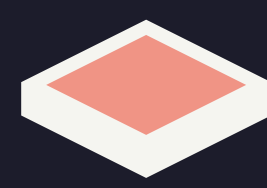
ON SITE PARKING & EV
CHARGING POINTS



2 PASSENGER
LIFTS



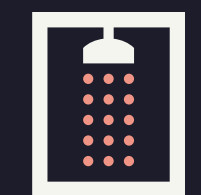
3M FLOOR TO
CEILING HEIGHT



RAISED ACCESS
FLOORS



DEDICATED
RECEPTION



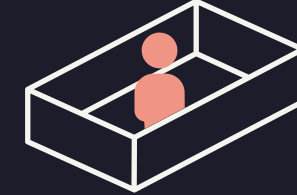
4 SHOWERS



NEW LED
LIGHTING



HIGH LEVELS OF
NATURAL LIGHT



PRIVATE
TERRACE



Scotscroft

SCOTSCROFT

RECEPTION



Scotscroft

VRF/VRV AIR CONDITIONING

LED LIGHTING

3M FLOOR TO CEILING HEIGHT

EFFICIENT FLOOR PLATE

HIGH LEVELS OF NATURAL LIGHT

RAISED ACCESS FLOOR

YOUR NEW SPECIFICATION

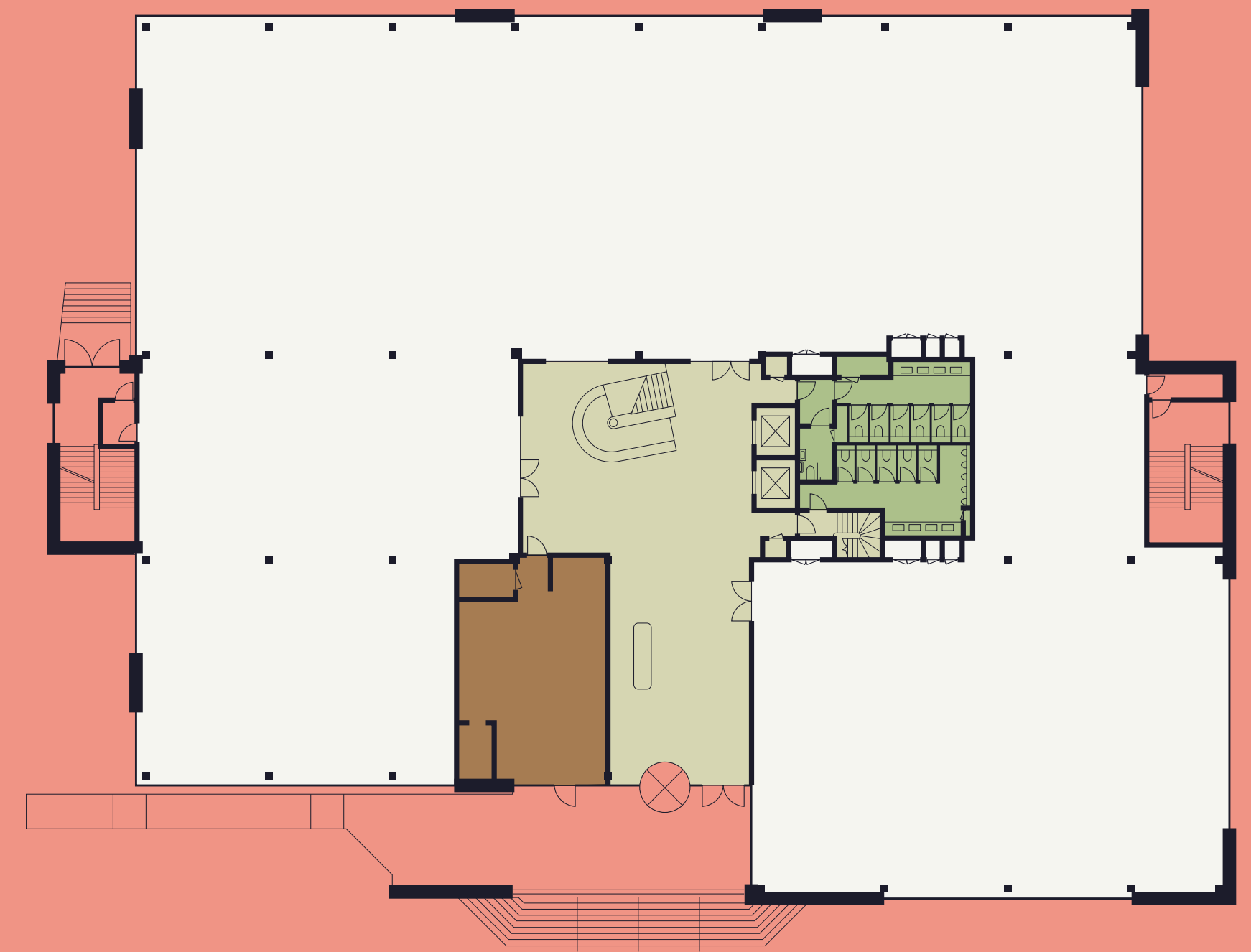
Scotscroft



SPACE TO MAKE YOUR OWN

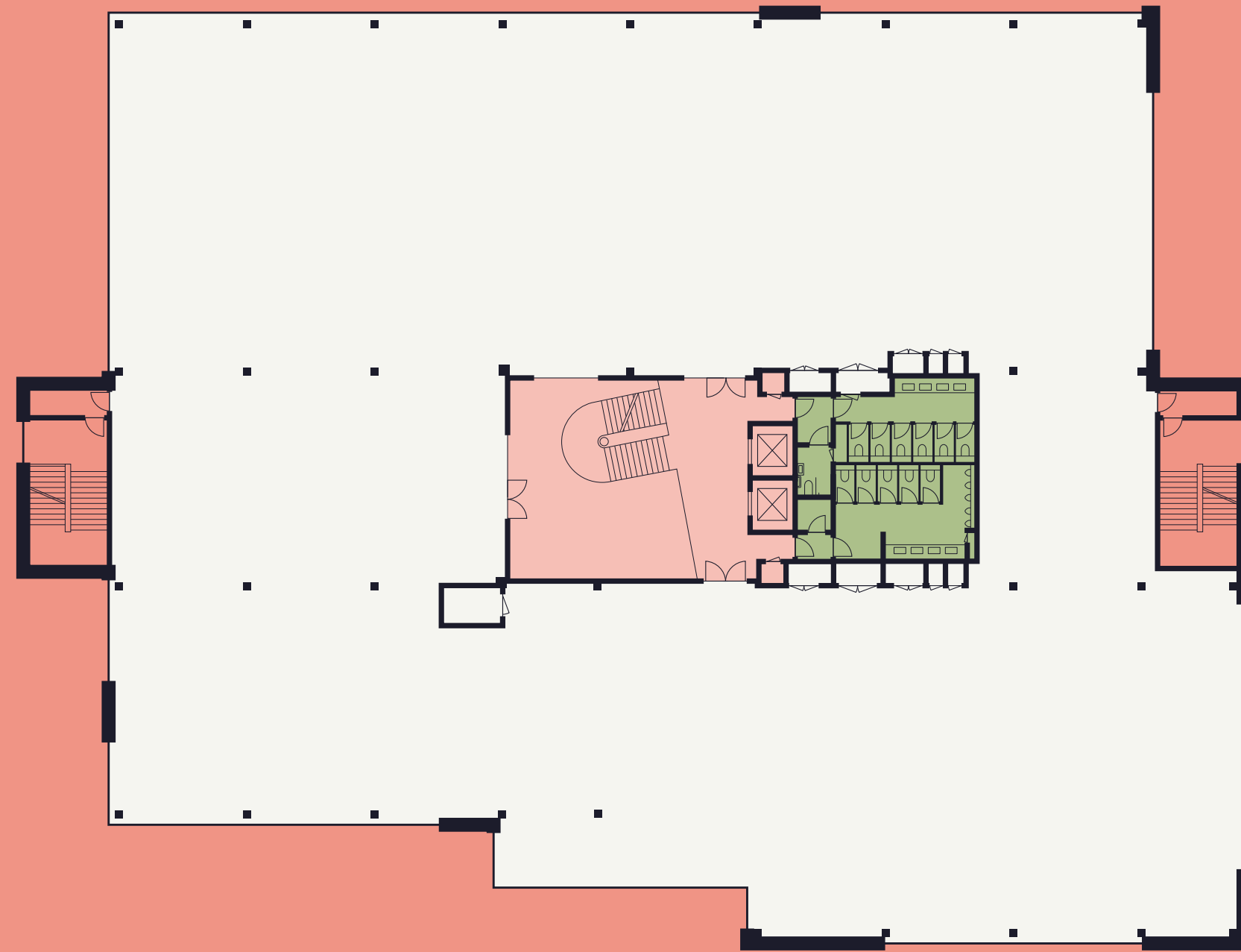
Schedule of Areas
**OFFICE SPACE THAT
 FITS YOUR NEED**

| Floor | Sq.Ft | Sq.M |
|-----------------|--------------|------------|
| BASEMENT | 1,108 SQ.FT | 103 SQ.M |
| GROUND | 19,844 SQ.FT | 1,844 SQ.M |
| FIRST | 19,354 SQ.FT | 1,798 SQ.M |
| SECOND | 18,992 SQ.FT | 1,765 SQ.M |
| TOTAL | 59,298 SQ.FT | 5,509 SQ.M |

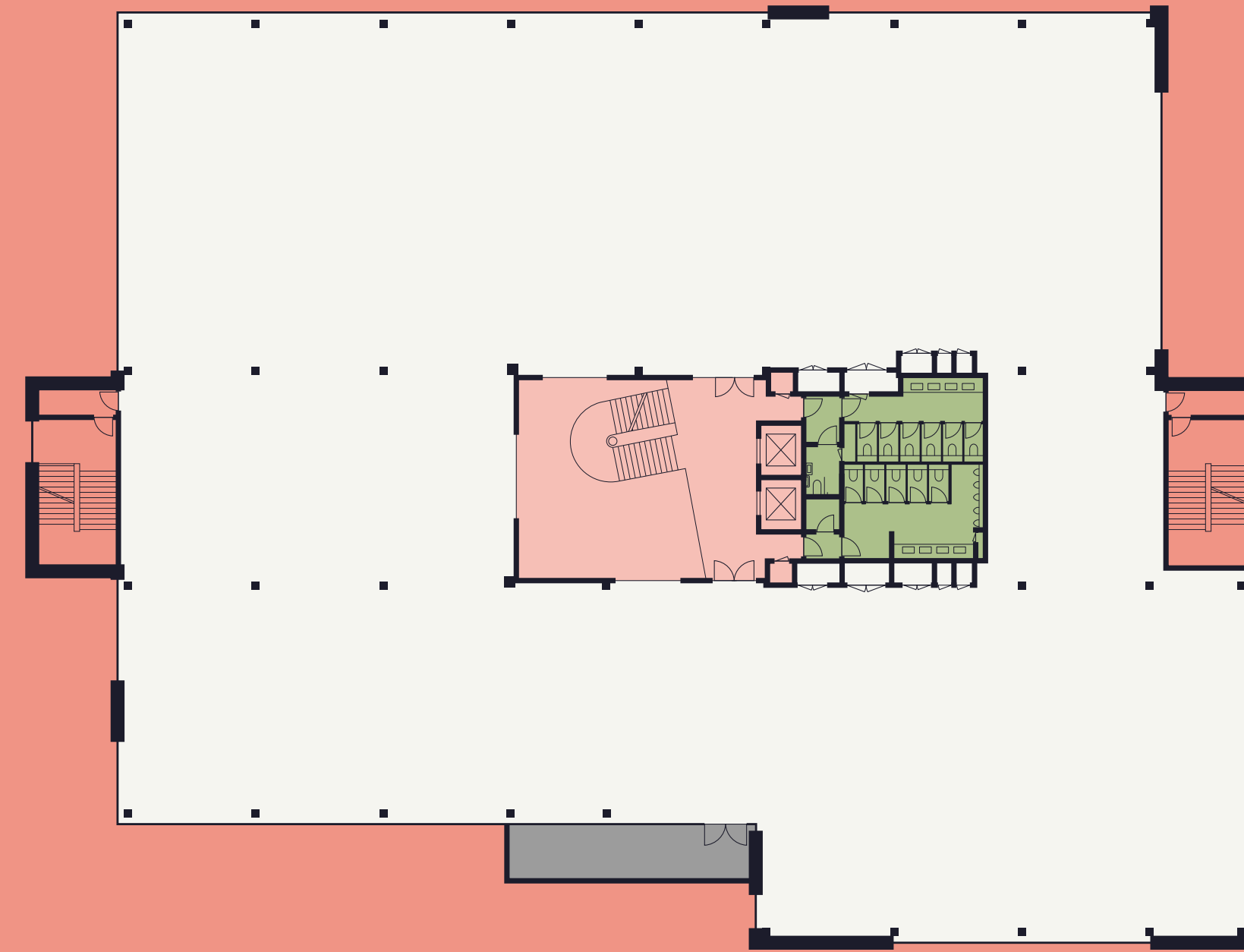


GROUND FLOOR
 19,844 SQ.FT

- OFFICE
- RECEPTION
- WCs
- CAFE
- CORE



FIRST FLOOR
19,354 SQ.FT



SECOND FLOOR
WITH PRIVATE TERRACE
18,992 SQ.FT

- OFFICE
- WCs
- PRIVATE TERRACE
- CORE
- ATRIUM

FLOOR PLANS

TOWERS
Manchester

Scotscroft

GET IN TOUCH
GET THE OFFICE YOU WANT

Edwards.

0161 833 9991

RICHARD DINSDALE
richard@edwardsandco.com
07801 294770

Colliers

0161 831 3300

DOMINIC POZZONI
dominic.pozzoni@colliers.com
07836 564818

CBRE

0161 455 7666

MARK GARNER
mark.garner@cbre.com
07799 625236

VISIT US AT
[Scotscroft.co.uk](https://www.scotscroft.co.uk)

A DEVELOPMENT BY
KENNEDY WILSON

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