

59,000 SQ. FT OFFICE HQ

Scotscroft

Arriving in Manchester Q2 2025

TOWERS
Manchester

A wide-angle photograph of the Scotscroft building, a modern structure with red brick and large glass windows. The building is surrounded by a landscaped area with trees, including some with autumn-colored leaves in the foreground. A paved walkway leads towards the building, and a sign for 'OCEAN HOUSE' is visible in the distance. The sky is clear and blue.

Scotscroft

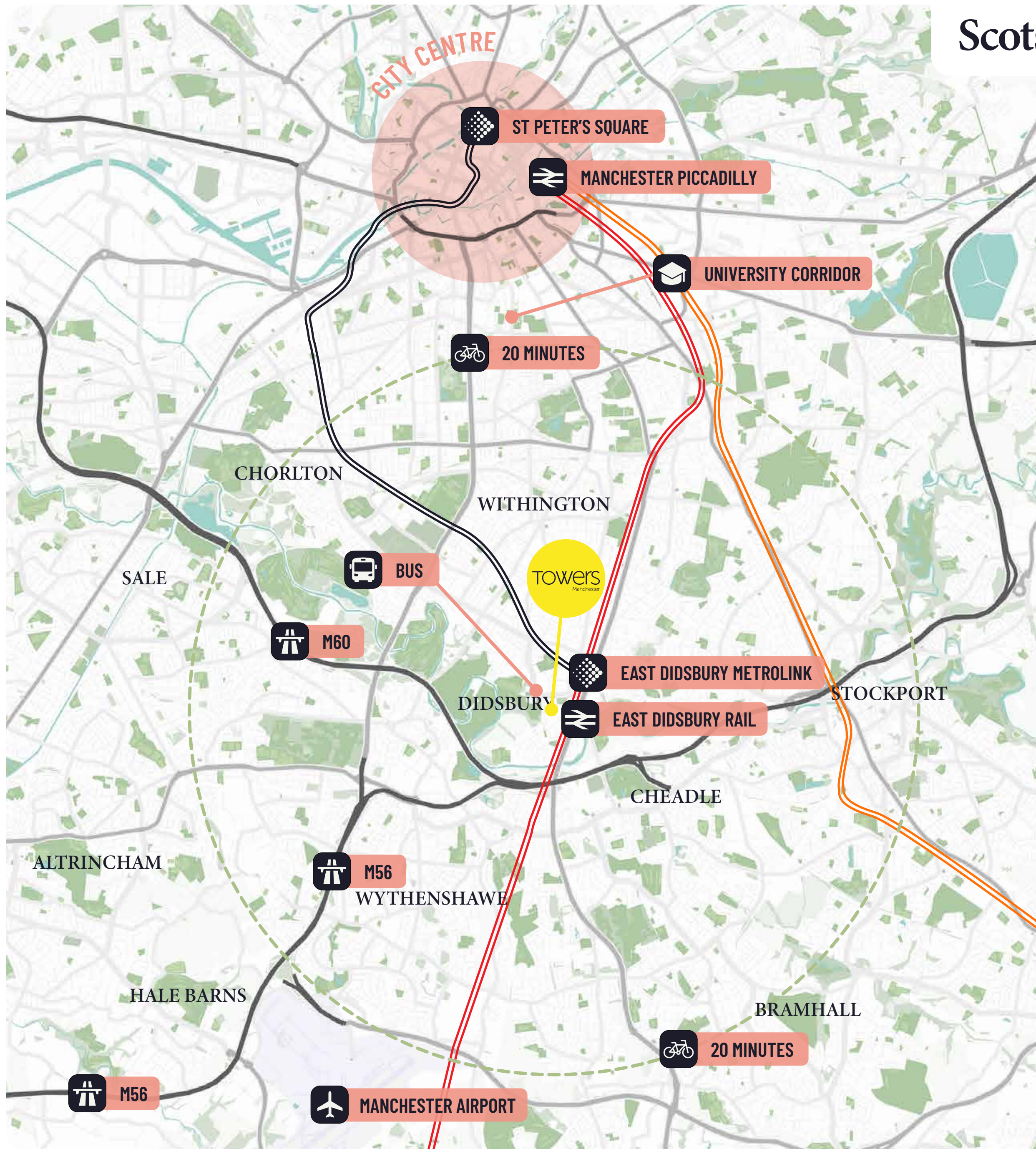
SCOTSCROFT IS A BEST IN CLASS
SUSTAINABLE HQ OFFICE, SET
IN MANCHESTER'S MOST
UNIQUE PARKLAND CAMPUS.

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



EAST DIDSBURY RAIL
7 MINUTES WALK



M56 (J1)
5 MINUTES DRIVE



M60 (J1)
10 MINUTES DRIVE



MANCHESTER CITY CENTRE
6 MILES AWAY



BUS
5 MINUTES WALK



ON SITE CYCLE HUB AND SHOWERS



MANCHESTER AIRPORT
10 MINUTES DRIVE



AMPLE ON SITE PARKING WITH EV CHARGING



SAFE FOOTPATH ROUTES WITHIN LOCALITY



THE DIDSBURY



THE DOG & PARTRIDGE

Scotscroft



BOTANICAL GARDENS



RUDY'S



BOTANICAL GARDENS



THE DIDSBURY HOUSE HOTEL

Local area

WHAT'S NEARBY



CAFES & RESTAURANTS
WITHIN EASY REACH



PARRS WOOD
ENTERTAINMENT CENTRE
8 MINUTES WALK



BOTANICAL GARDENS
4 MINUTES WALK



DIDSBURY VILLAGE
5 MINUTES WALK



AN ARRAY OF HOTEL ROOMS
WITHIN THE LOCALITY

The storefront of a 'Simply Food' store, with large windows displaying various food items and people walking past.

CROMA

COMMUNITY

A group of people, including adults and children, are walking across a green lawn. They are all wearing orange protective suits with hoods and blue gloves. In the foreground, a small child is wearing a white protective suit. The background shows more people in similar suits and some trees.

I WANT AN OFFICE

A scene in a park or public space. In the foreground, a woman in a blue shirt is hugging a child. To their left, a woman is sitting on a wooden bench with a concrete base. In the background, other people are walking around, and there are trees and a red sign with the word "SCOTT" partially visible.

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



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



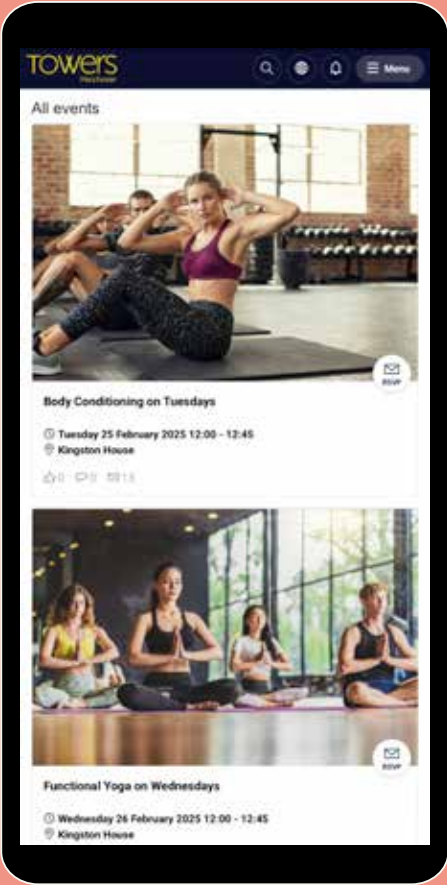
DEDICATED ON
SITE TEAM



A RANGE OF BENEFITS ENDORSED
BY OUR OCCUPIERS.

93% CUSTOMER
SATISFACTION
SCORE

+75 NET
PROMOTER
SCORE
(VS BENCHMARK +30)



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

76 EVENTS HELD IN 2024



Scotscroft

Towers' neighbours
YOU'RE IN GOOD COMPANY



BRITISH AIRWAYS

Honeywell

BARRATT

Greenergy

spiritmedical
supplying for life

CISCO

essity

St Pierre
Groupe

conferma
pay

syngenta

Regus

bean COFFEE
ROASTERS



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



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



ESG

I WANT AN OFFICE

THAT'S KIND TO
THE ENVIRONMENT

NET ZERO CARBON

ALIGNED WITH



TARGET ENERGY CONSUMPTION

71%
LOWER THAN A
TYPICAL OFFICE

51%
LOWER THAN A BEST
PRACTICE OFFICE

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 2024 Deepki index for European office energy use..

CLEAN & GREEN

SCOTSCROFT IS BEING REIMAGINED
WITH ESG AT THE FOREFRONT.



NABERS TARGETING 5.5*

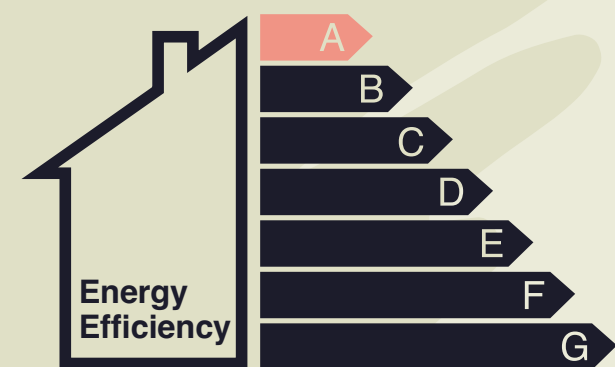
One of only 4 buildings in Manchester
targeting 5.5*+

Supporting Net Zero Carbon targets
for the building



BREEAM EXCELLENT

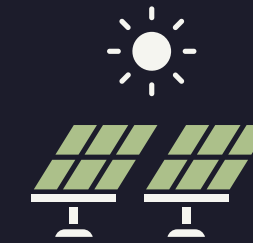
Endorsing the design, procurement and
sustainability credentials of the refurbishment



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



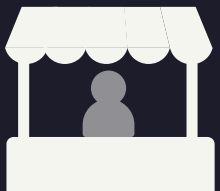
ALL-ELECTRIC SERVICES,
100% REGO-BACKED
RENEWABLE ENERGY



PARTNERING WITH
FRANCIS HOUSE



LOCAL & DIVERSE
ON-SITE STAFF



SUPPORTIVE OF LOCAL
INDEPENDENT TRADERS



ACTIVE SCORE
GOLD



FITWELL 3*

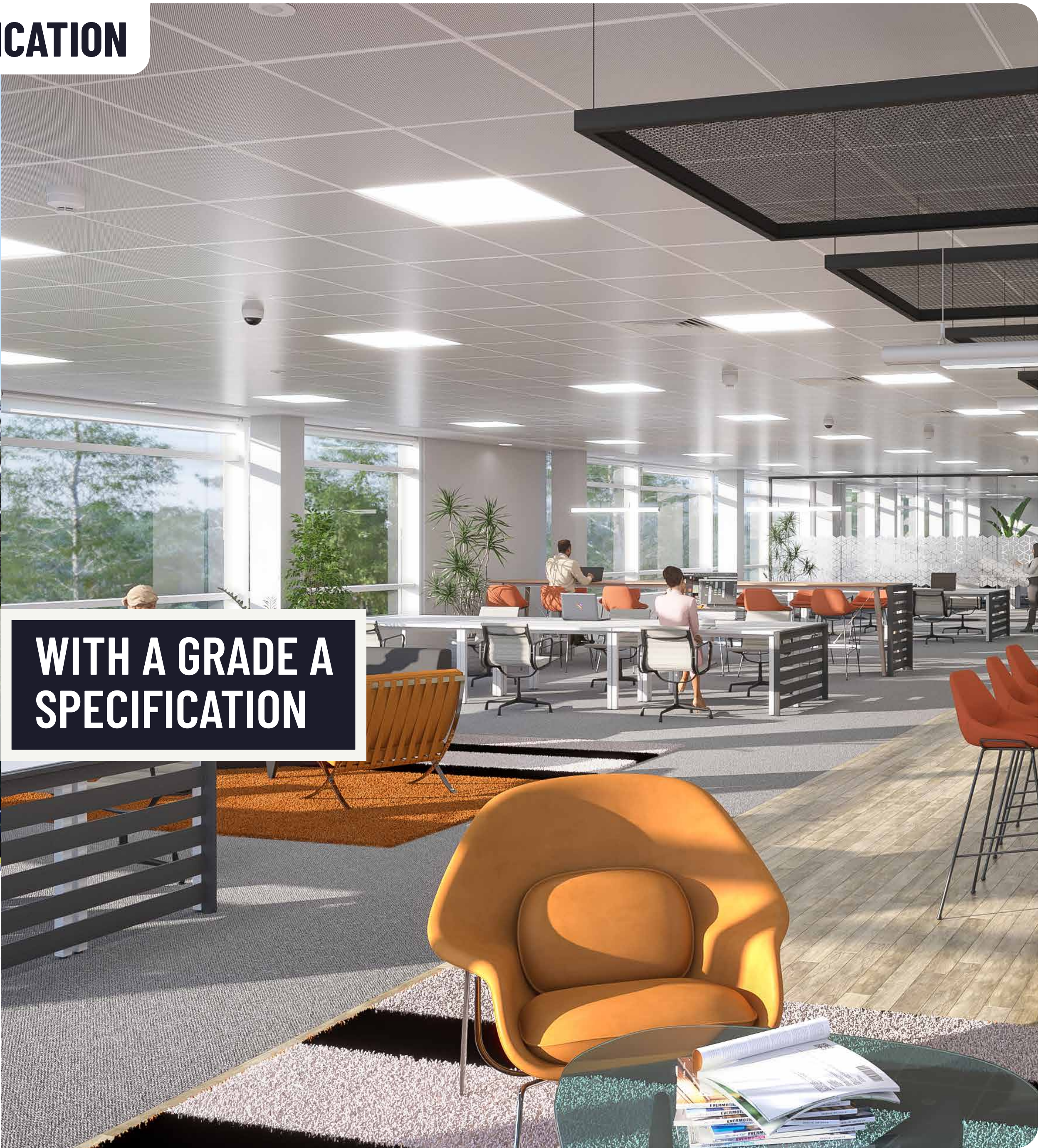


ANTI-SLAVERY POLICY

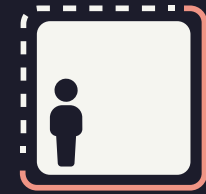
SPECIFICATION

I WANT AN OFFICE

WITH A GRADE A
SPECIFICATION



Building Specification DESIGNED FOR EFFICIENCY & BALANCE



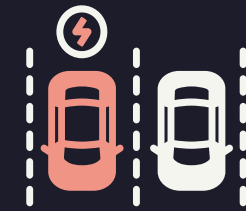
OCCUPANCY RATIO 1
PERSON PER 10M2



VRF AIR CONDITIONING +
FRESH AIR VENTILATION



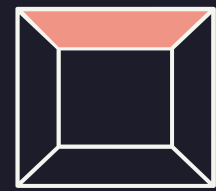
38 CYCLE SPACES



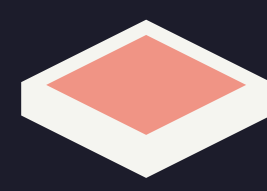
ON SITE PARKING & EV
CHARGING POINTS



2 PASSENGER
LIFTS



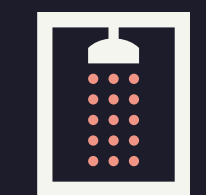
3M FLOOR TO
CEILING HEIGHT



RAISED ACCESS
FLOORS



DEDICATED
RECEPTION



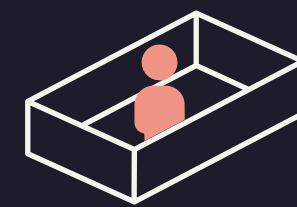
4 NEW SHOWERS



NEW LED
LIGHTING



HIGH LEVELS OF
NATURAL LIGHT



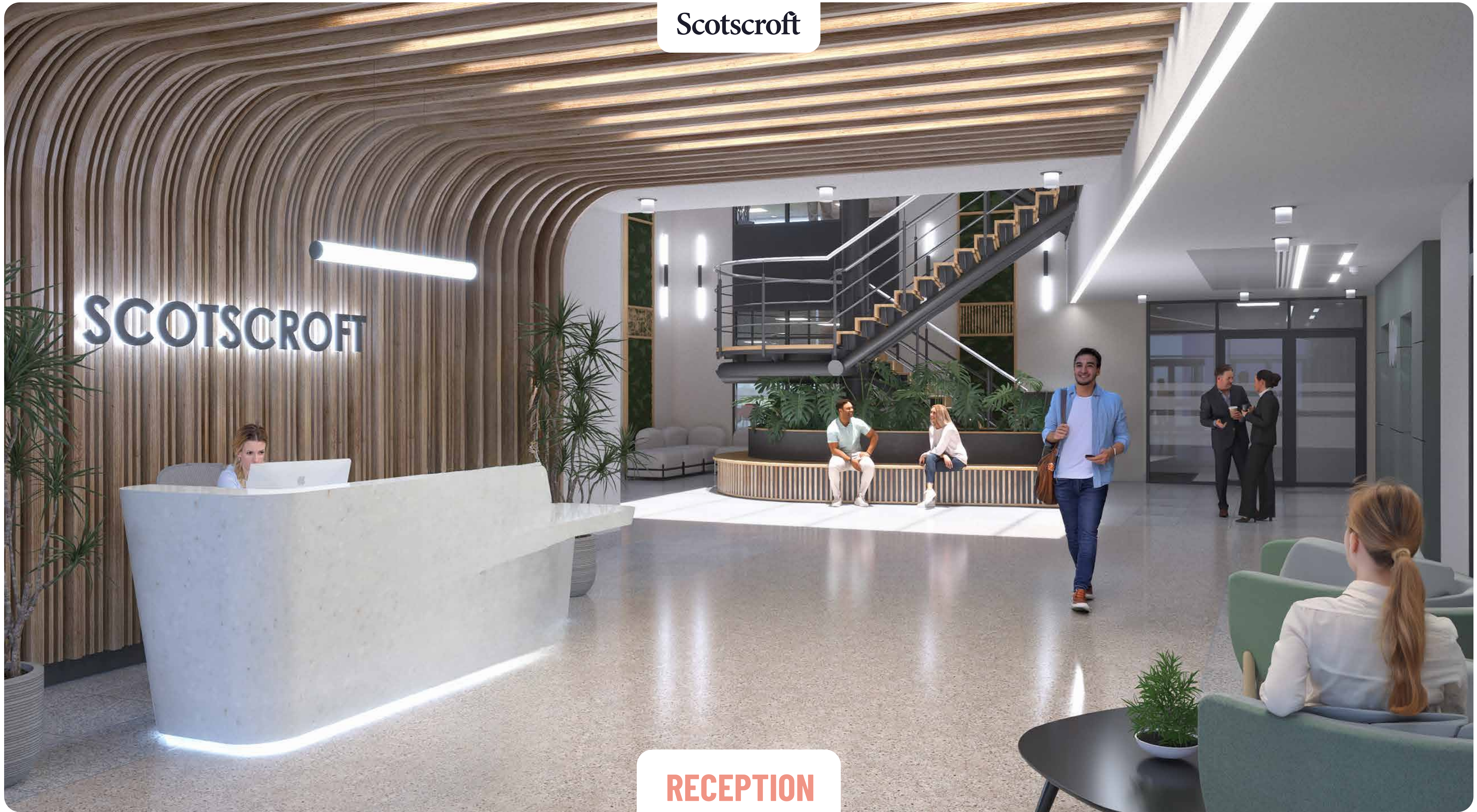
PRIVATE
TERRACE



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

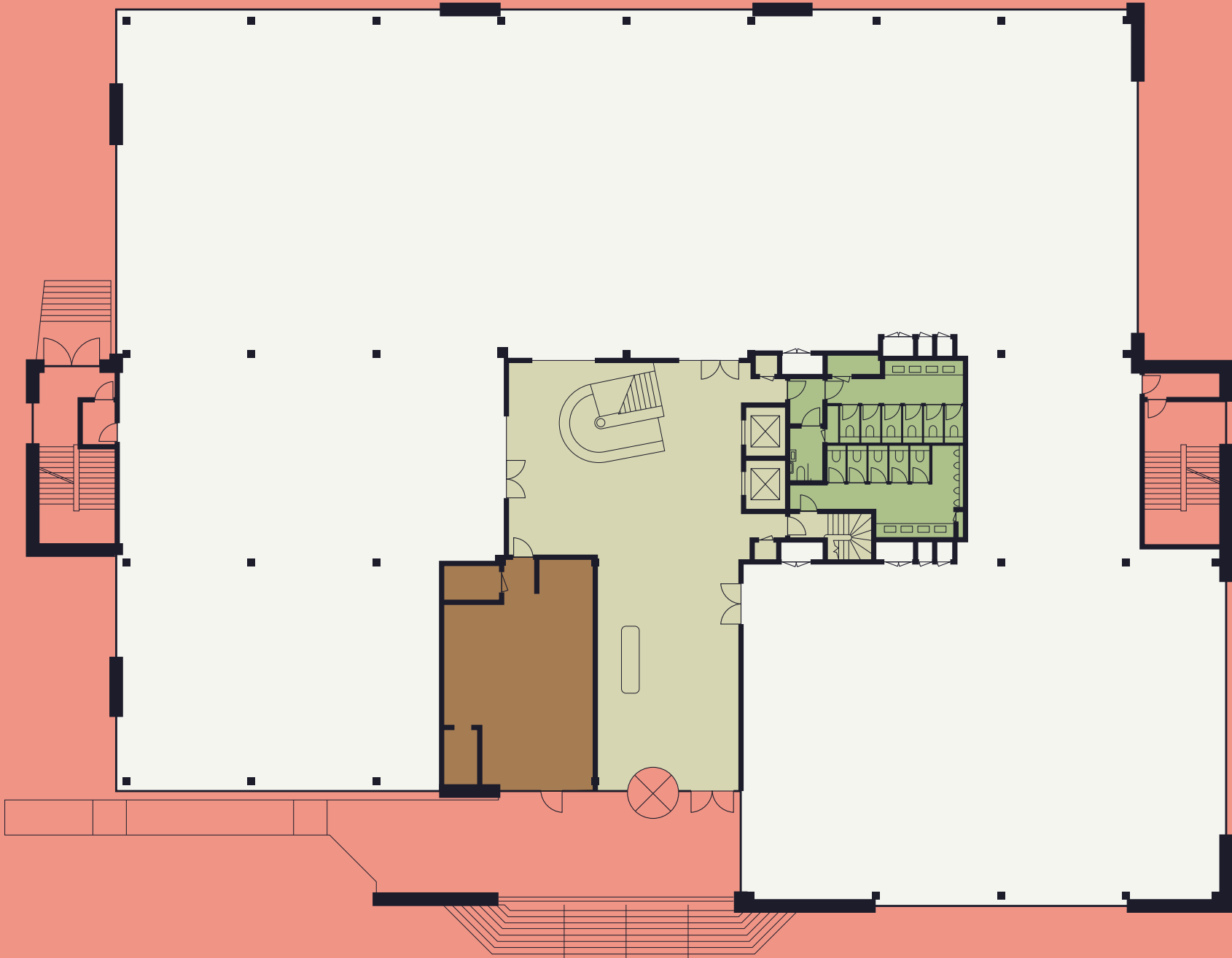
Scotscroft

SPACE TO MAKE YOUR OWN

Schedule of Areas

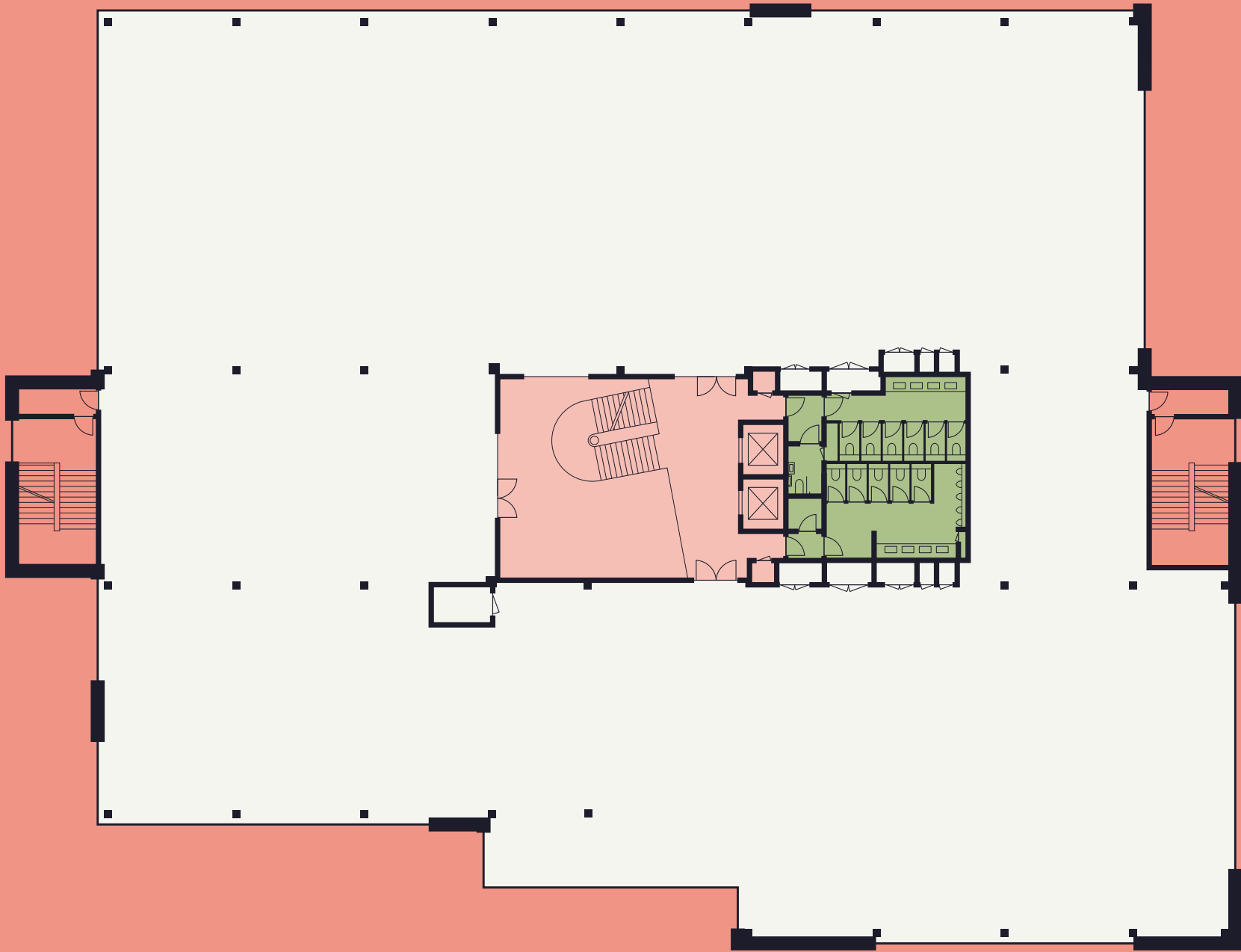
OFFICE SPACE THAT
FITS YOUR NEED

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

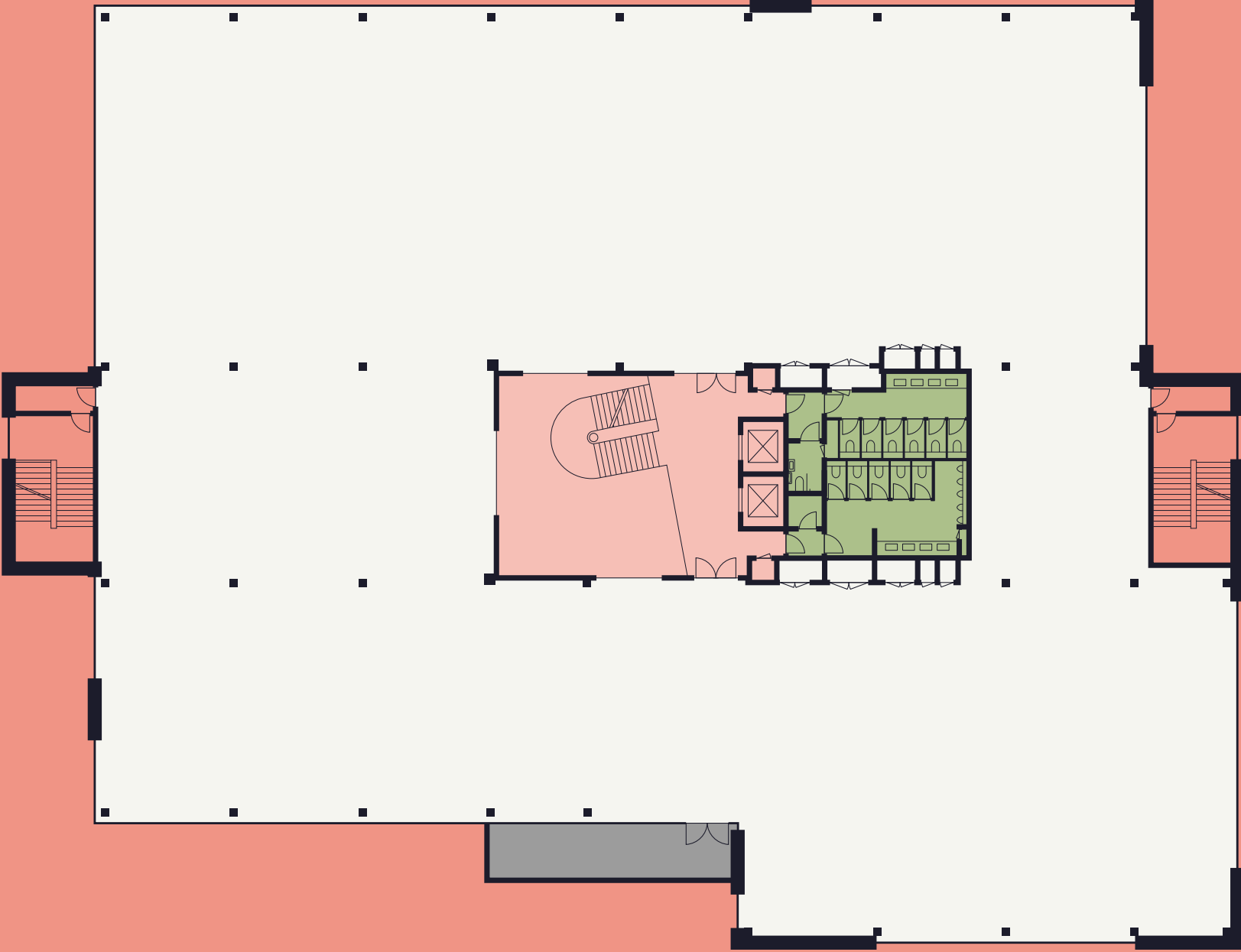


GROUND FLOOR
19,844 SQ.FT

- 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

TOWERS
Manchester

Scotscroft

GET IN TOUCH
GET THE OFFICE YOU WANT

Edwards.

0161 833 9991

RICHARD DINSDALE
rdinsdale@edwardsprop.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
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A DEVELOPMENT BY
KENNEDY WILSON

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