



# UX

MANCHESTER

OFFICE & COMMERCIAL

UX

# INTRODUCTION

**Manchester is leading the way.** The city has an impressive growth trajectory that has set it apart from the competition.

The most recent estimates show that Gross Value Added in the Greater Manchester economy grew by 3.9% (£2.3bn) between 2014 and 2015, a higher rate of growth than in London and the South East: Manchester has undoubtedly become the major centre for financial, professional and technological excellence in the UK regions.

**UX Manchester** is a mixed-use development scheme designed for Manchester's young, vibrant and growing population. It captures the rapidly evolving digital technologies to provide a highly sophisticated and unique 'User Experience', integral to a smooth and enjoyable lifestyle for those that live and work in modern cities.

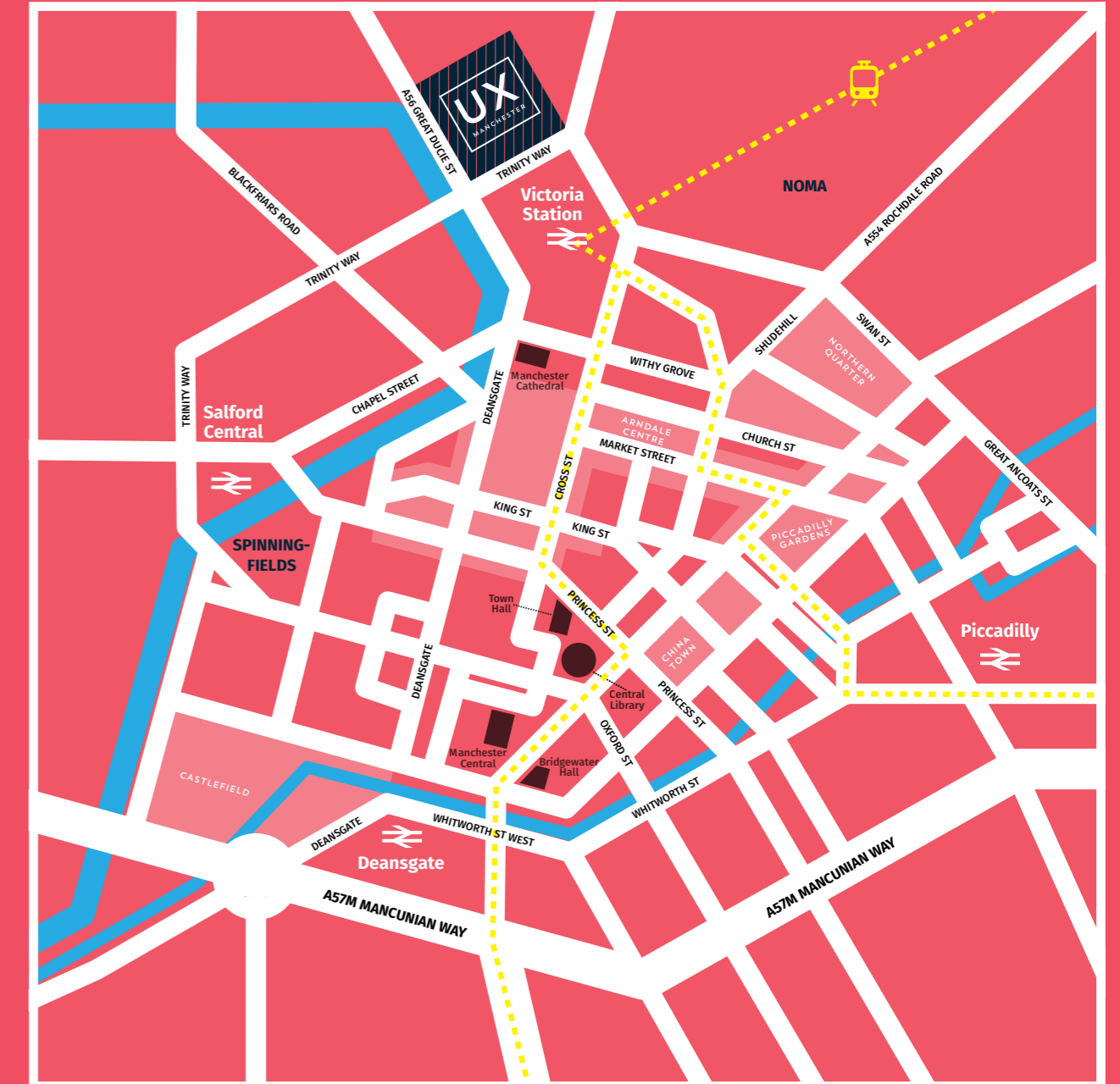
## WHAT IS UX?

**User Experience (UX):** the satisfaction gained from our environment, as we reside, create and unwind. This will be achieved by improving the usability, accessibility, and pleasure provided during interactions between the user and their surroundings, facilitated by the use of digital technology.

**UX Manchester** is located at a strategic point in the city, adjacent to Victoria Station, where users can reside, create and unwind, and easily access the other benefits of city centre living. This new scheme will provide workspace, quality amenities and high quality apartments that will provide the full User Experience within a vibrant new Manchester district.

## KEY POINTS :

- The site sits to the north of Manchester Arena and directly adjoins Manchester Victoria Station. It is in close proximity to the prime retail area and Northern Quarter cultural area of Manchester.
- The site comprises 2.81ha (6.94 acres) split over two levels, and is bound by two strategically important roads: the A56 Bury New Road, which is a main thoroughfare to north Manchester and the motorway network; and New Bridge Street, which forms part of the ring road around Manchester City Centre.
- The site sits within walking distance of Manchester City Centre's thriving central business district, providing office occupiers with access to a wide range of talent and skills, both from within Manchester, and further afield through the excellent transport network.



## HQ OFFICES AT UX MANCHESTER



## OFFICE & COMMERCIAL

**UX Manchester has the potential to deliver 200,000 sq ft. office accommodation across the site. It is envisaged that the development will provide a variety of space, from large office floorplates to smaller suites to suit both small and large scale businesses, each able to benefit from a unique User Experience.**

The site offers a well-connected location for ambitious businesses looking to share in the Manchester growth story. Its close proximity to major transport nodes will enable employers to benefit from a wide catchment area with links to Manchester's outer boroughs and to Liverpool, Leeds and Sheffield.

The growth of Manchester's financial and professional services sector has encouraged widespread regeneration throughout the city centre, creating a platform in which modern industries are now reporting rapid growth. This has resulted in the rise of TMT, creative and e-commerce businesses, all of which will benefit from UX Manchester's adaptable workplaces and technologically driven facilities.

## ECONOMIC DRIVERS

### SECTOR BREAKDOWN

**£59.2bn**

GVA

**£16.0bn**

Financial, Business and Professional Services

**£3bn**

Cultural and Creative

**£0.33bn**

Sport

**£4.26bn**

Health and Social Care

### KEY GROWTH SECTORS IN EMPLOYMENT NUMBERS

Education/Knowledge Corridor

**100,000** students

Life Sciences

**280** biomedical companies in the region

Creative Digital Media

**54,400** employed in the sector

Advanced Manufacturing

**50,000** employed in the sector

Total Greater Manchester employment:

**1,241,900**

\*information via Manchester New Economy

## MANCHESTER'S OFFICE MARKET

Manchester has the best performing UK regional centre office market outside of London, with a total stock of 19 million sq ft. Having demonstrated resilient volumes of take-up and demand throughout the downturn, the city is now set for further growth as the wider economic recovery continues.

Demand for offices within the city centre continues to substantially outweigh supply and, as a consequence, six new-build office buildings are soon to be delivered to the market, four of which will complete in 2016.

Over the past 12 years Manchester has attracted the highest level of commercial property investment outside of London, with total year figures for CBD office transactions exceeding 1.6million in 2016 and office take up in the city centre reaching 1.36m sq ft.

## UX AT A GLANCE

**1,000** residential units

**200,000** sq ft offices

**80,000** sq ft commercial mixed-use

**272** bed hotel

**622** parking spaces



# MASTERPLAN



## SCHEDULE OF AREAS

BUILDING	OFFICE BUILDINGS		OFFICES, LEISURE & RETAIL	
	sq ft.	sq m.	sq ft.	sq m.
C1 (G+10 levels)	108,930	10,120		
C2 (G+10 levels)	106,725	9,915		
D			10,226	950
G&H			22,195	2,062
<b>Total</b>	<b>216,655</b>	<b>20,035</b>	<b>81,009</b>	<b>7,526</b>

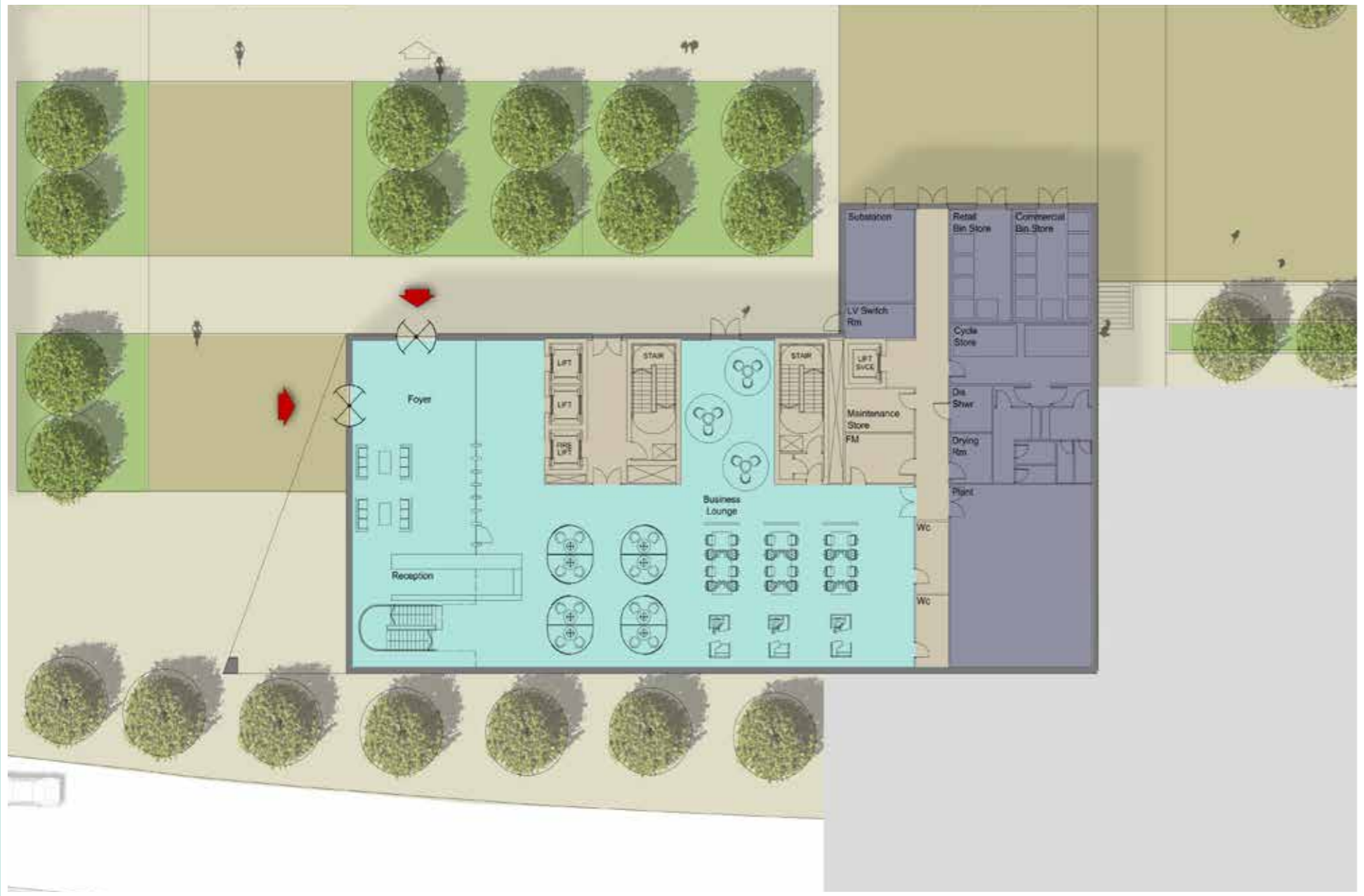
Please note areas are quoted in gross external areas.

## OFFICES TAILORED TO SUIT

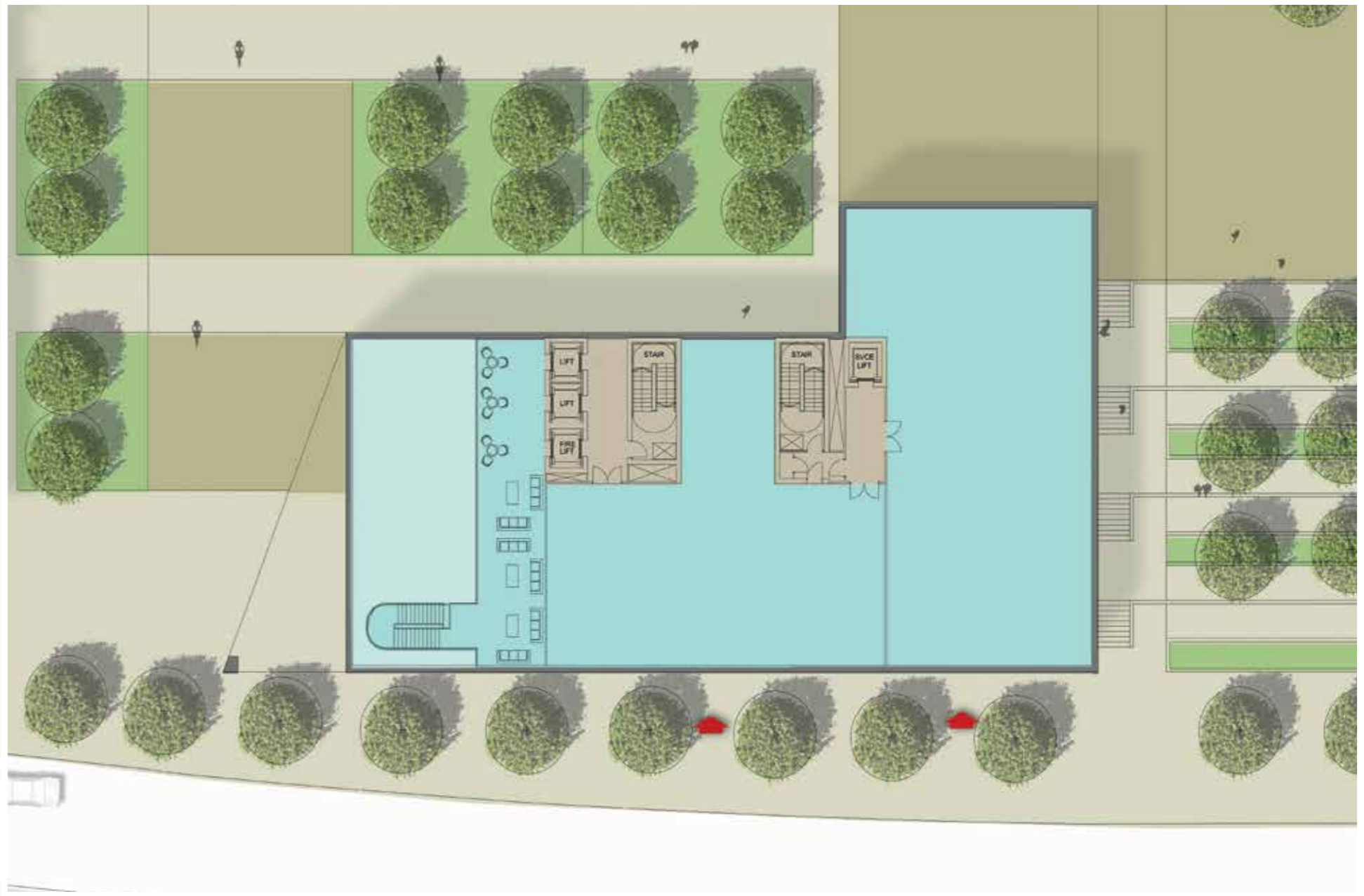
UX Manchester offers the opportunity to provide headquarters and corporate offices designed to satisfy bespoke needs, through to unique business space/offices to accommodate the vibrant TMT and SME markets.

Design specification and lease packages can be tailored to meet occupier requirements.

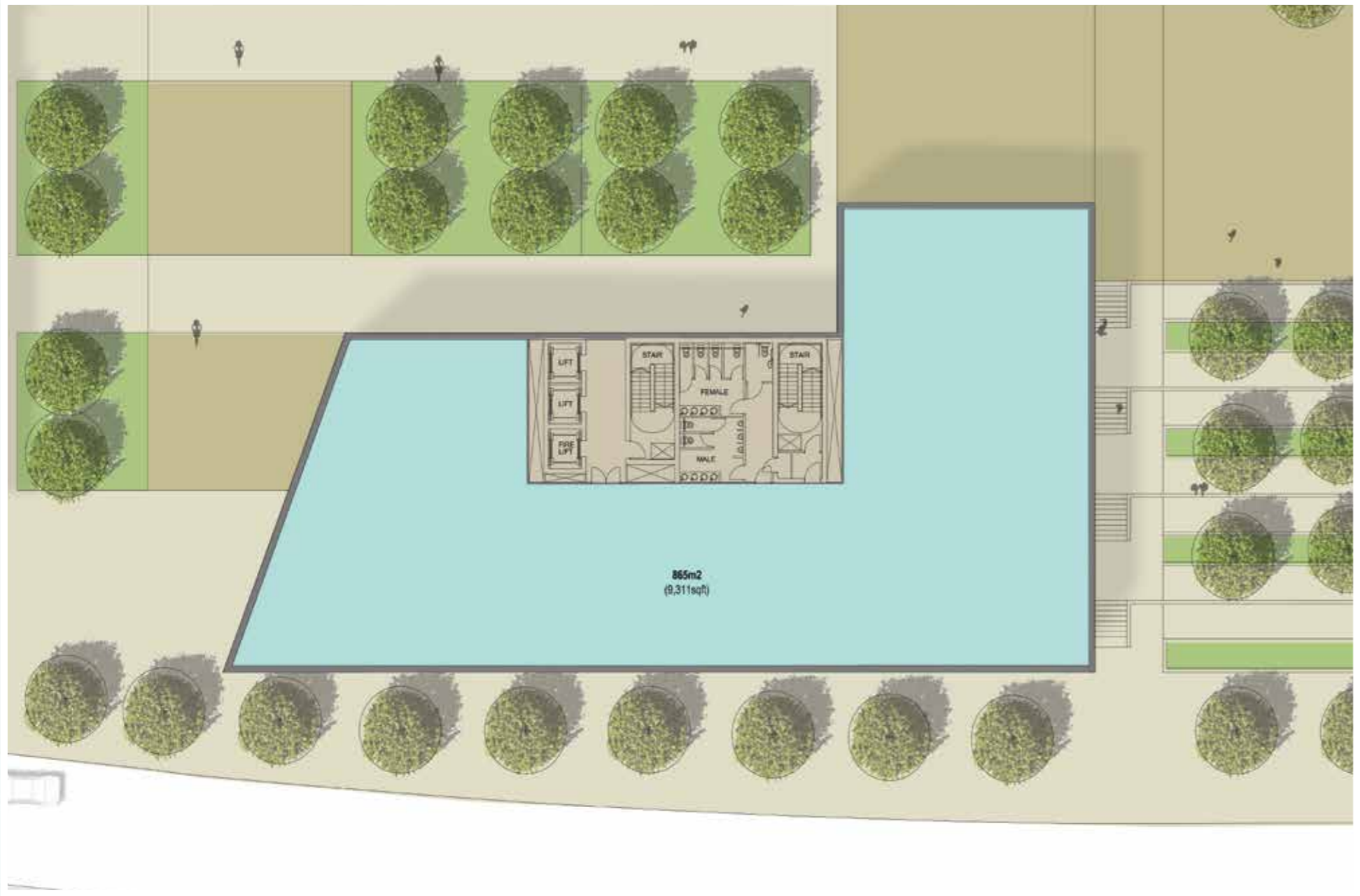
C1 - GROUND FLOOR RECEPTION & BUSINESS LOUNGE



C1 - FIRST FLOOR OFFICES



# TYPICAL OFFICE UPPER FLOOR









## FURTHER INFORMATION

For further information, and to explore the office and commercial opportunities offered by UX Manchester, please contact:

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[www.ux-manchester.co.uk](http://www.ux-manchester.co.uk)

**Deloitte.**

**WHR**

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**Realty Estates**