

57,000 SQ. FT OFFICE HQ

Scotscroft

Available Now

TOWERS
Manchester



Scotscroft

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

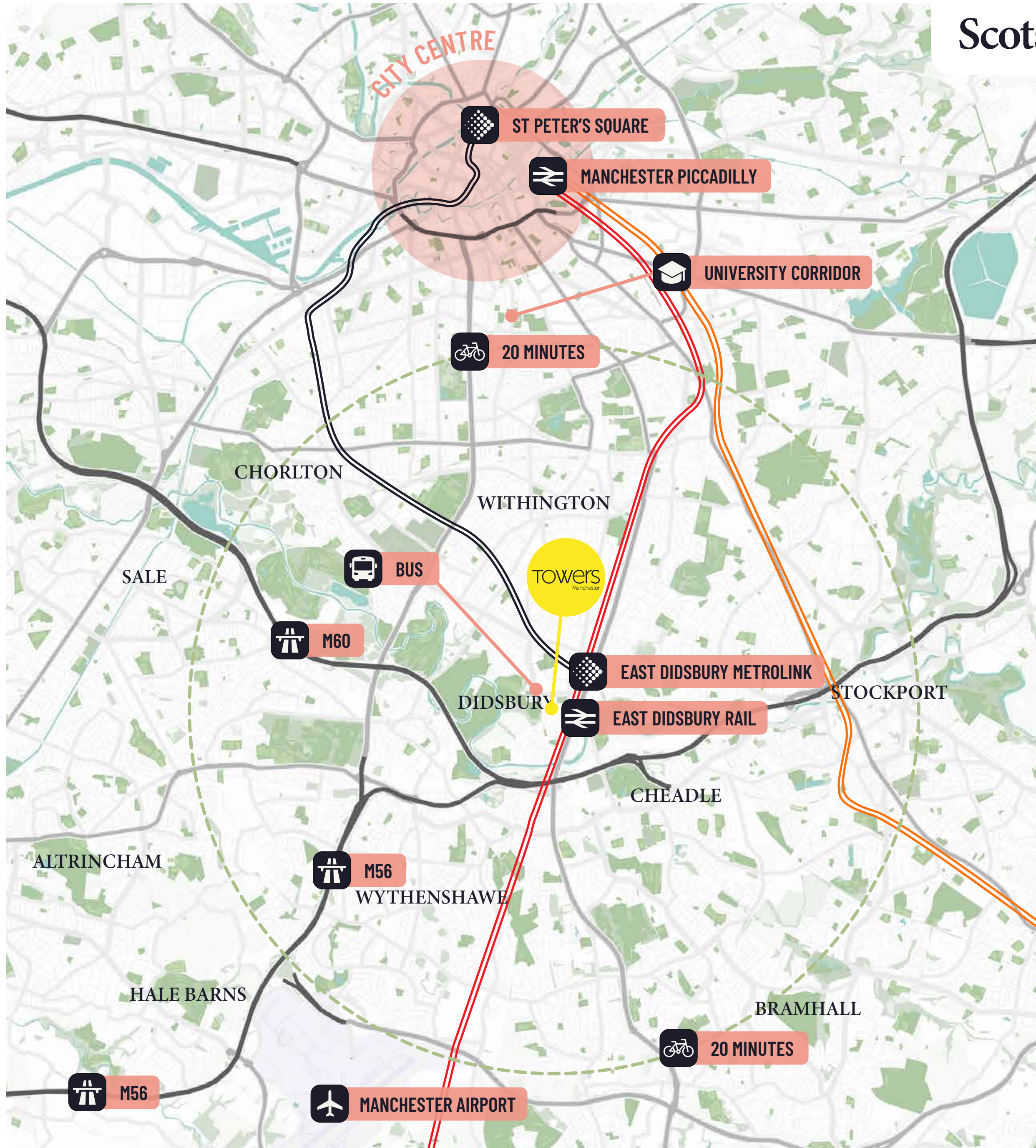
THE LOCATION



I WANT AN OFFICE



THAT'S EASY TO GET TO



Transport Links

GET IN THE WAY YOU LIKE

TRANSPORT LINKS

- | | | | |
|---|---|---|---|
|  | EAST DIDSBUY METROLINK
8 MINUTES WALK |  | BUS
5 MINUTES WALK |
|  | EAST DIDSBUY RAIL
7 MINUTES WALK |  | ON SITE CYCLE HUB AND SHOWERS |
|  | M56 (J1)
5 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 |  | SAFE FOOTPATH ROUTES WITHIN LOCALITY |



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

Data from Rightmove 2021



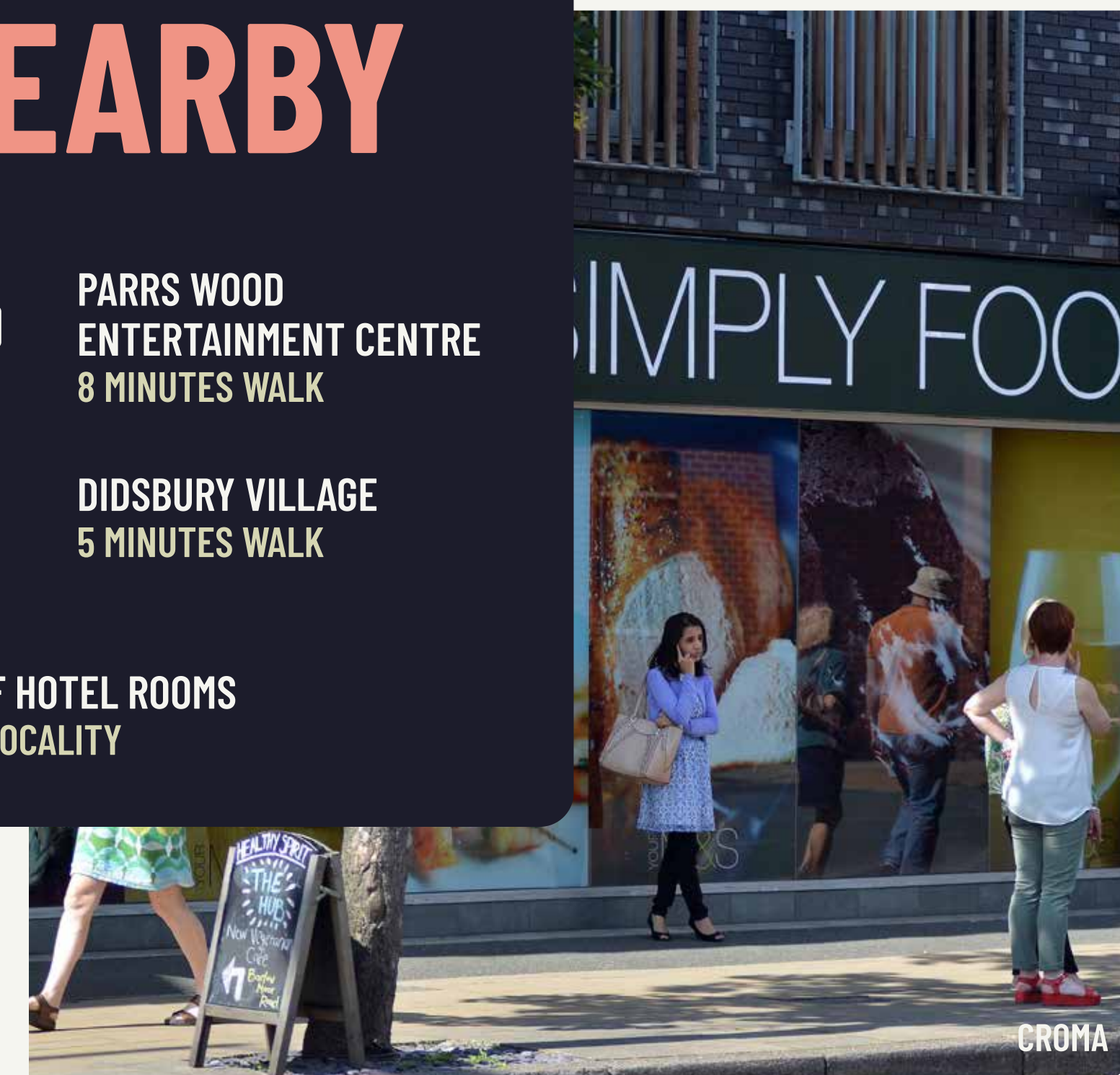
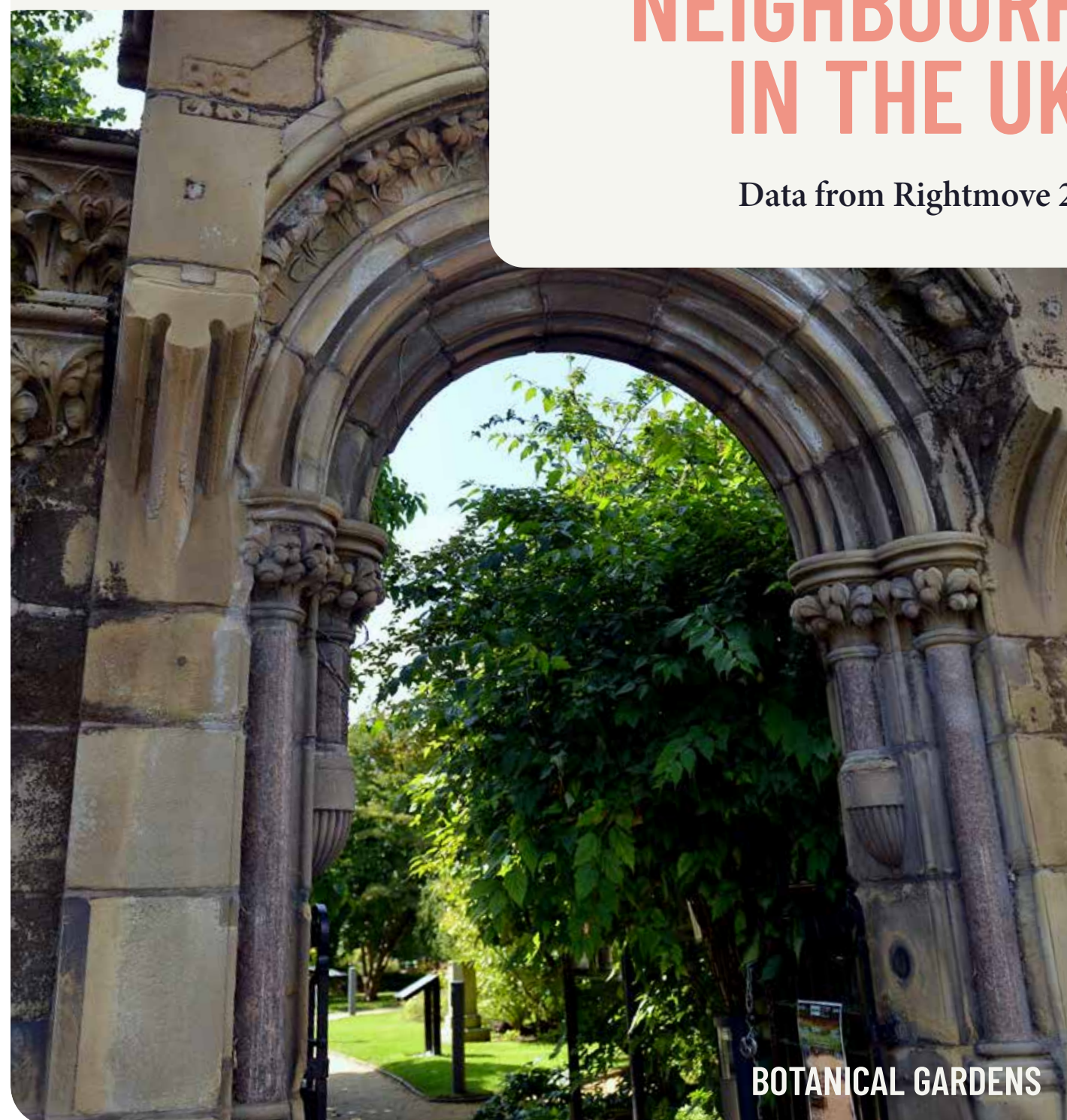
Scotscroft



Local area

WHAT'S NEARBY

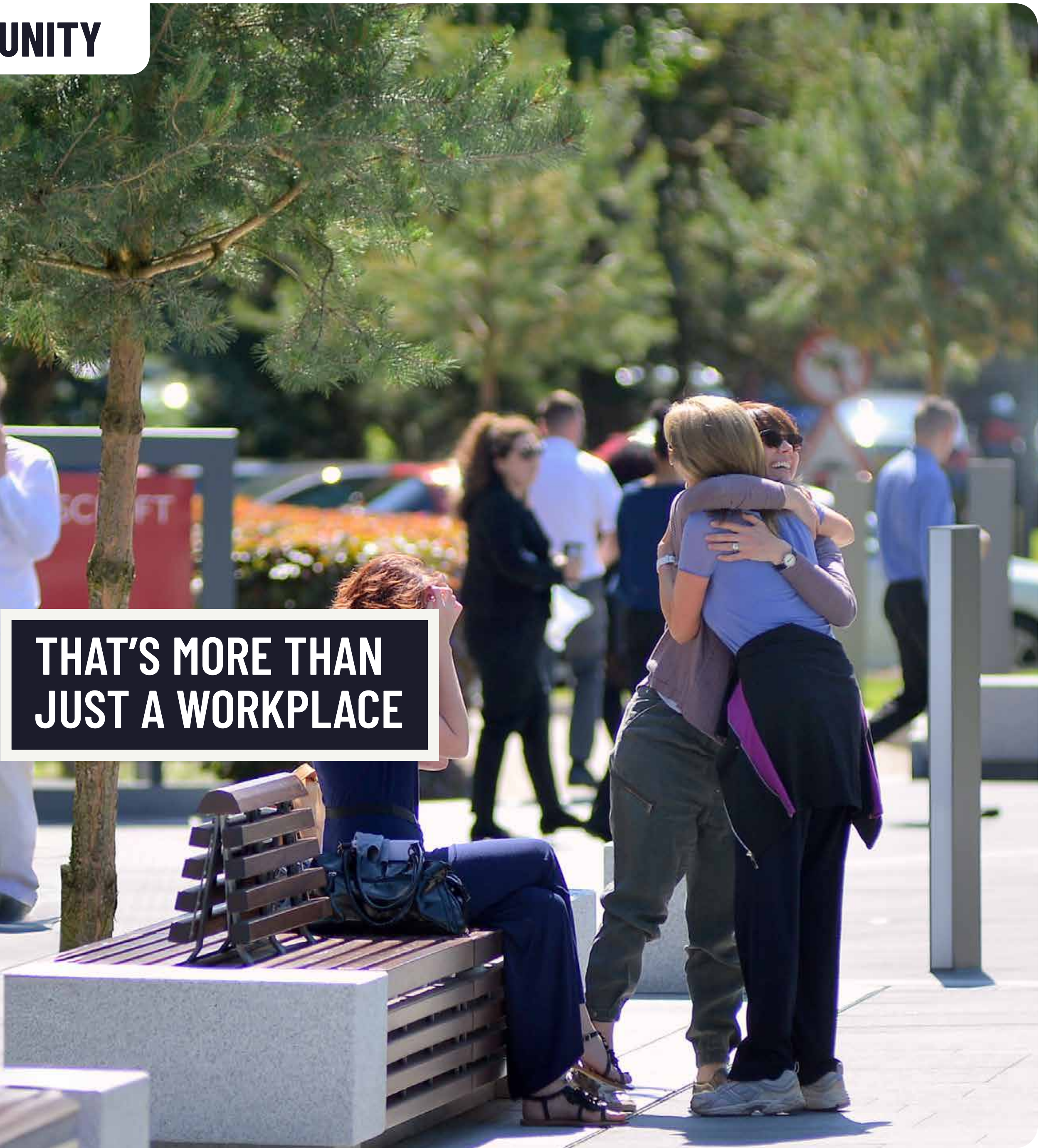
-  CAFES & RESTAURANTS WITHIN EASY REACH
-  PARRS WOOD ENTERTAINMENT CENTRE 8 MINUTES WALK
-  BOTANICAL GARDENS 4 MINUTES WALK
-  DIDSBURY VILLAGE 5 MINUTES WALK
-  AN ARRAY OF HOTEL ROOMS WITHIN THE LOCALITY



COMMUNITY



I WANT AN OFFICE



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

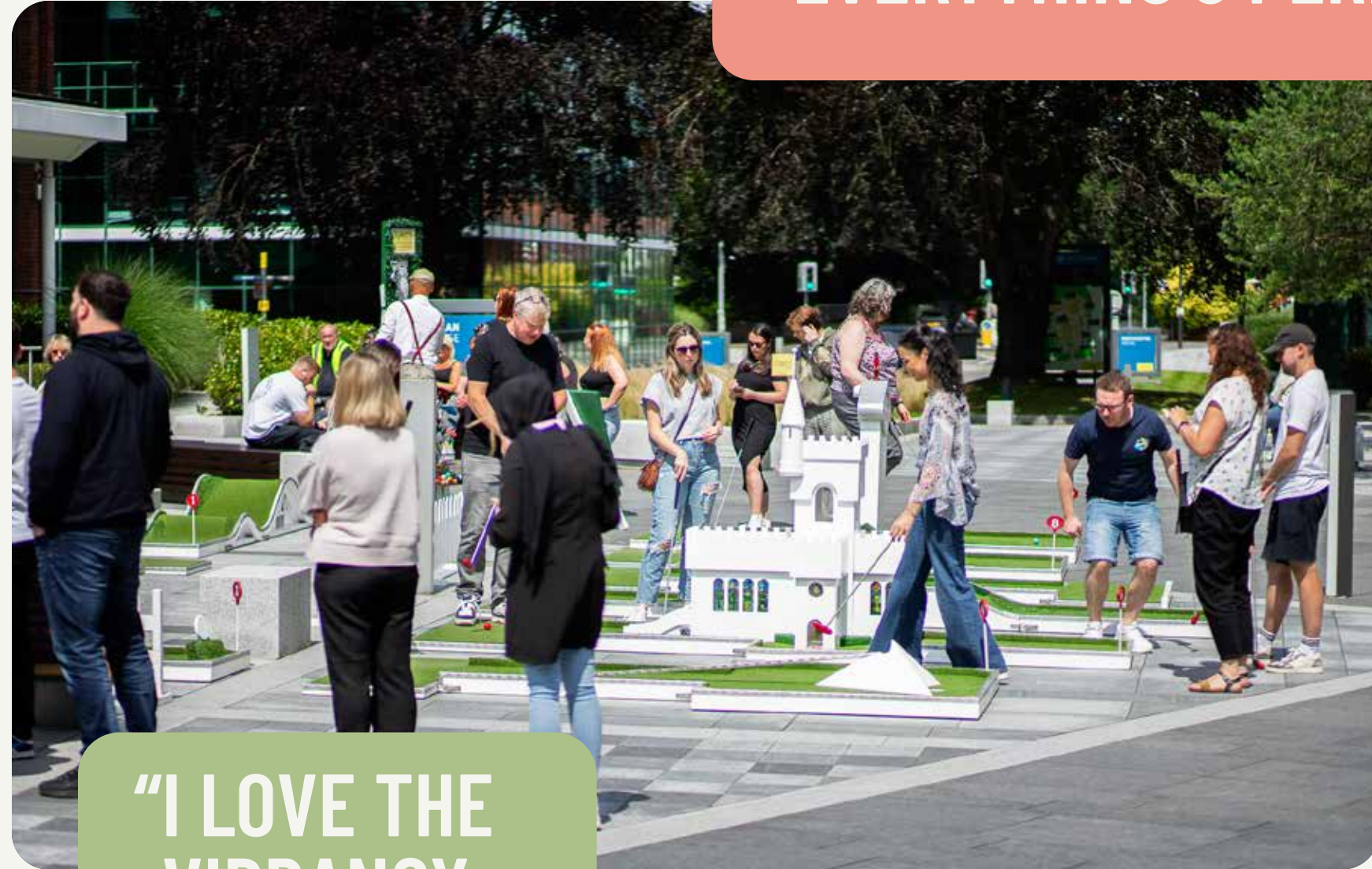


"THE BEST PLACE I'VE WORKED"



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

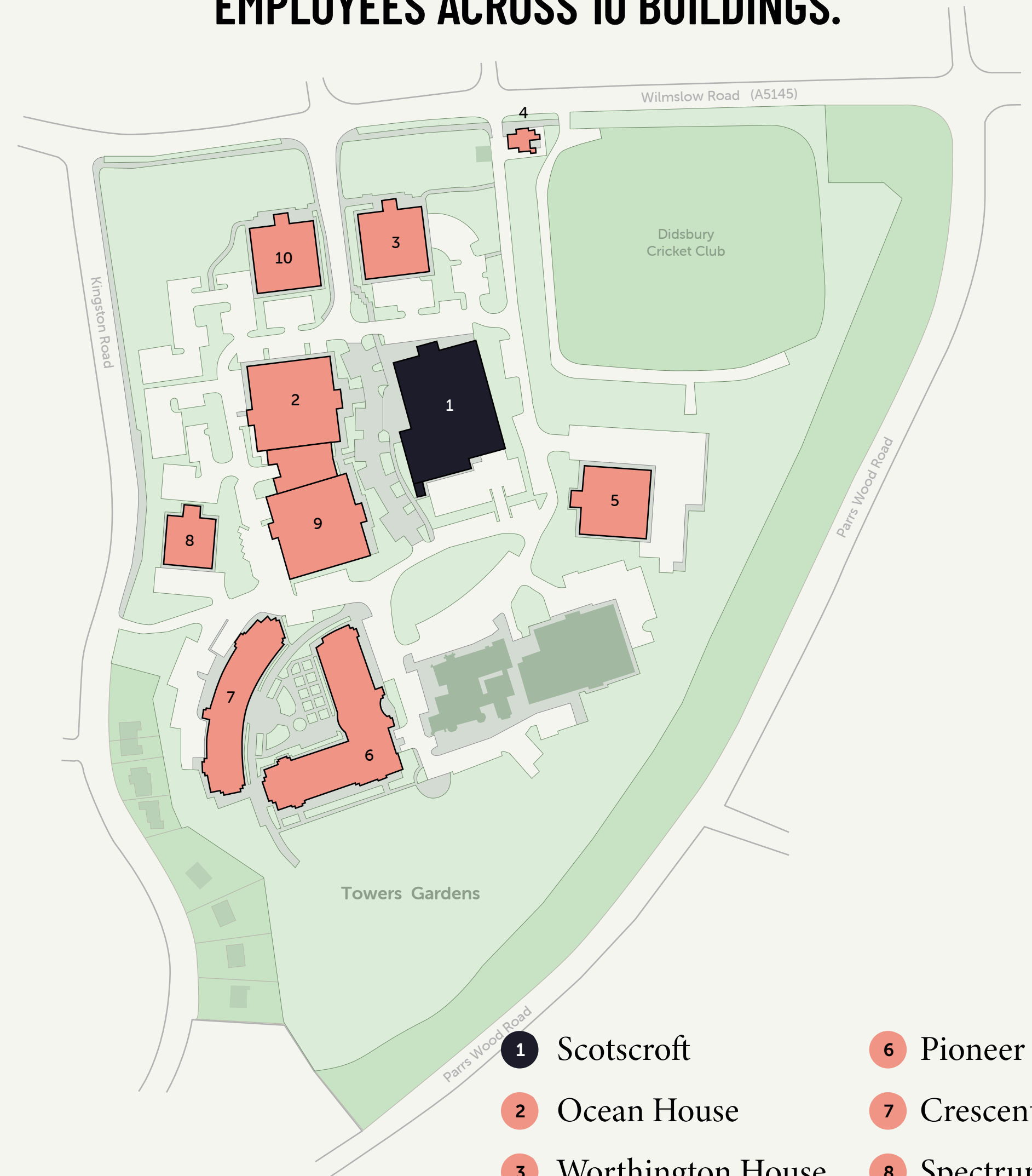
essity

Regus

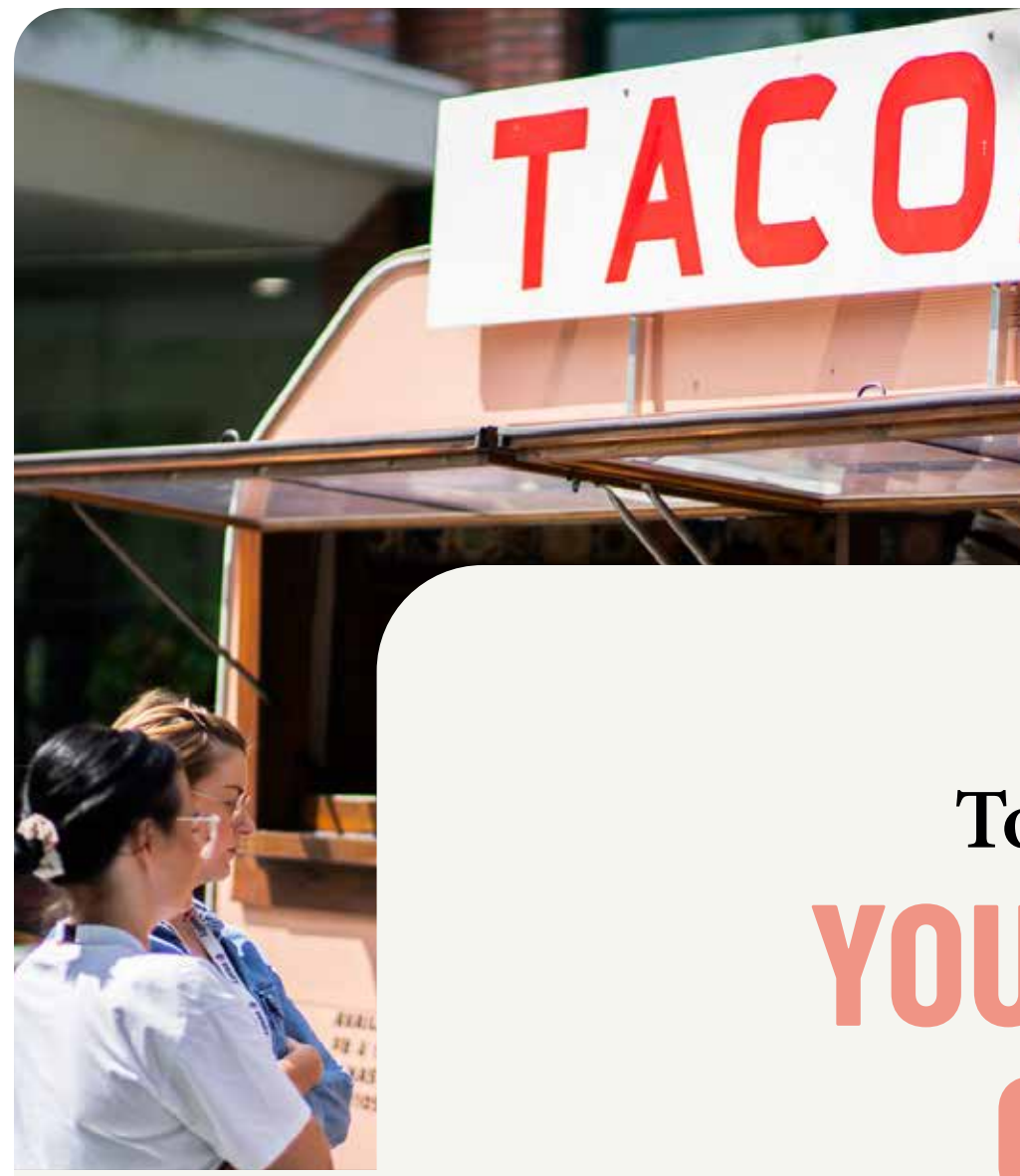
Greenergy

St Pierre
Groupe

bean COFFEE
ROASTERS



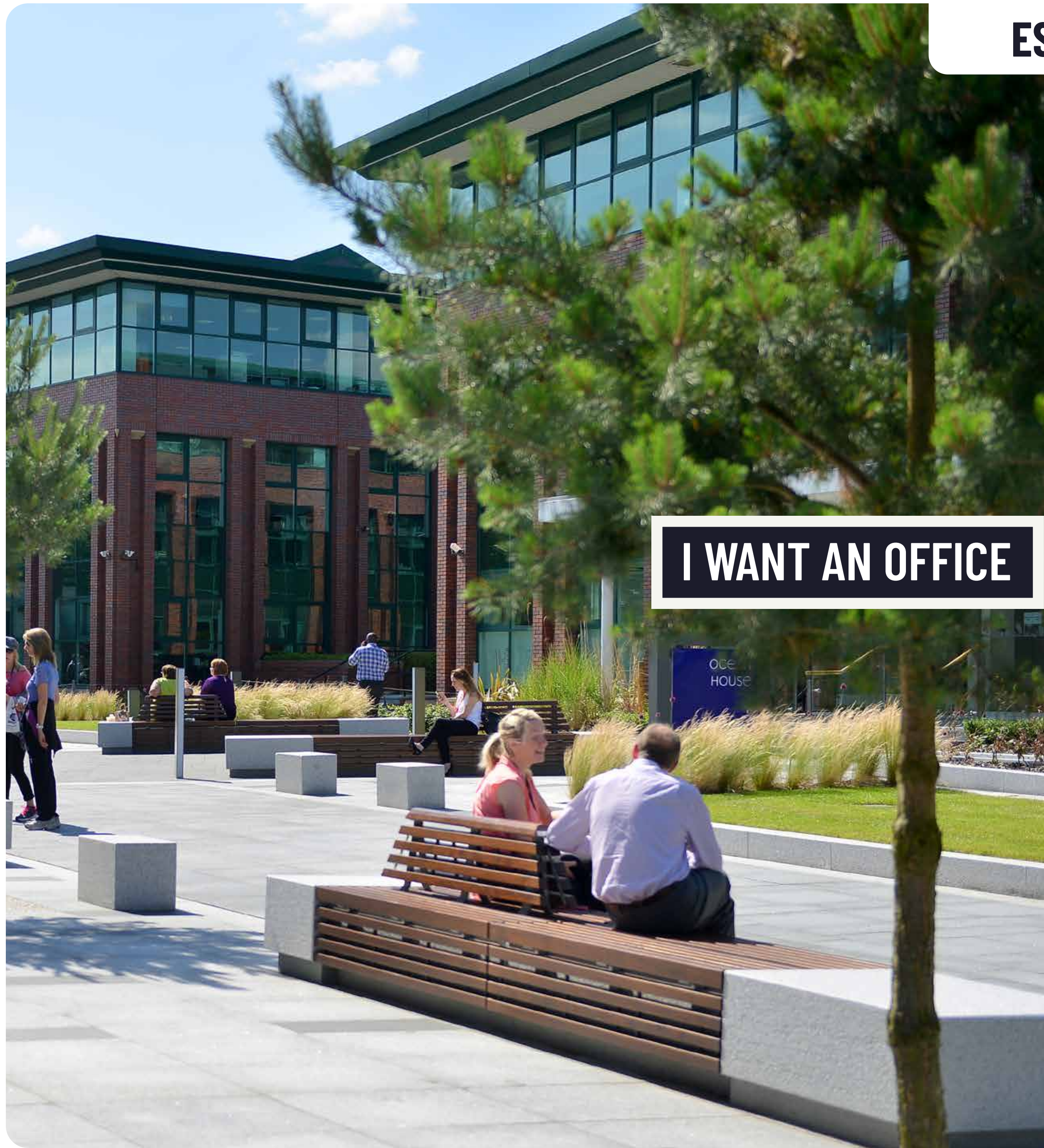
- 1 Scotscroft
- 2 Ocean House
- 3 Worthington House
- 4 The Lodge
- 5 Pavilion
- 6 Pioneer House
- 7 Crescent House
- 8 Spectrum
- 9 Adamson House
- 10 Kingston House



ESG

I WANT AN OFFICE

**THAT'S KIND TO
THE ENVIRONMENT**



NET ZERO CARBON

ALIGNED WITH



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*

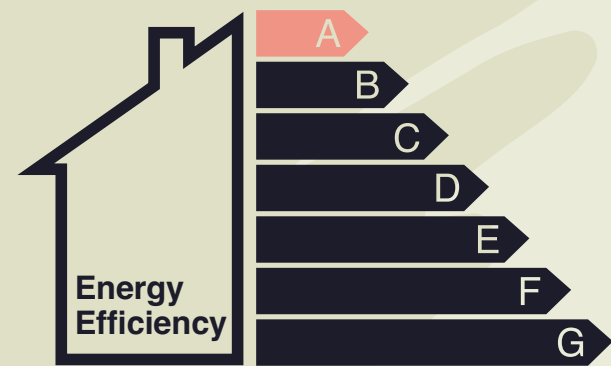
One of only 4 buildings in Manchester targeting 5.5*+

Supporting Net Zero Carbon targets for the building



BREEAM EXCELLENT

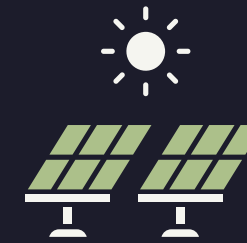
Endorsing the design, procurement and sustainability credentials of the refurbishment



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



DESIGNED ENERGY USE: 75 KWH PER M2



RETENTION OF EXISTING BUILDING & FRAME



FULL SUB-METERING FOR ENERGY OPTIMIZATION



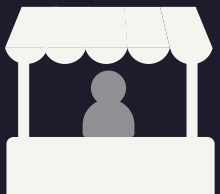
ALL-ELECTRIC SERVICES, 100% REGO-BACKED RENEWABLE ENERGY



PARTNERING WITH FRANCIS HOUSE



LOCAL & DIVERSE ON-SITE STAFF



SUPPORTIVE OF LOCAL INDEPENDENT TRADERS



ACTIVE SCORE GOLD



FITWELL 2*



ANTI-SLAVERY POLICY

SPECIFICATION



I WANT AN OFFICE



WITH A GRADE A SPECIFICATION

Building Specification
**DESIGNED FOR
EFFICIENCY & BALANCE**



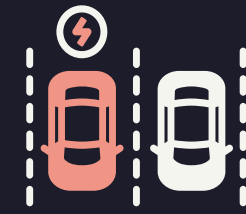
OCCUPANCY RATIO 1
PERSON PER 10M2



VRF AIR CONDITIONING +
FRESH AIR VENTILATION



38 CYCLE SPACES



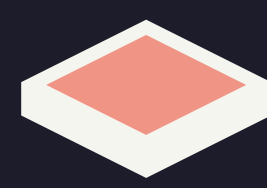
ON SITE PARKING & EV
CHARGING POINTS



2 PASSENGER
LIFTS



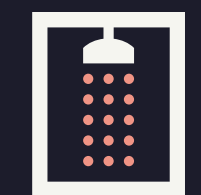
3M FLOOR TO
CEILING HEIGHT



RAISED ACCESS
FLOORS



DEDICATED
RECEPTION



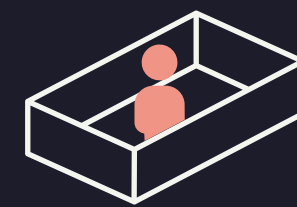
4 NEW SHOWERS



NEW LED
LIGHTING



HIGH LEVELS OF
NATURAL LIGHT



PRIVATE
TERRACE



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RECEPTION



VRF/VRV AIR CONDITIONING

LED LIGHTING

3M FLOOR TO CEILING HEIGHT

HIGH LEVELS OF NATURAL LIGHT

EFFICIENT FLOOR PLATE

RAISED ACCESS FLOOR

Scotscroft

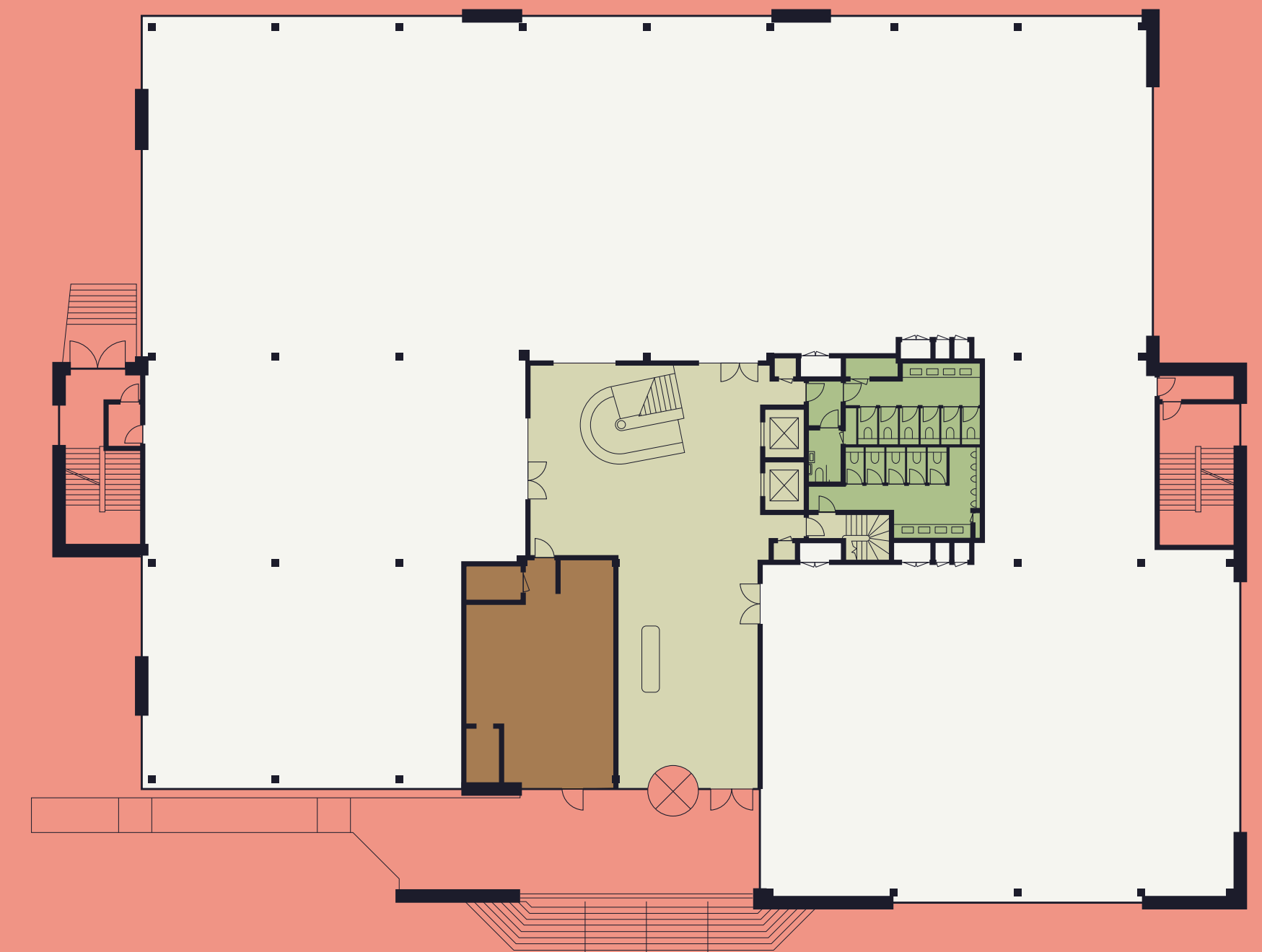


SPACE TO MAKE YOUR OWN

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

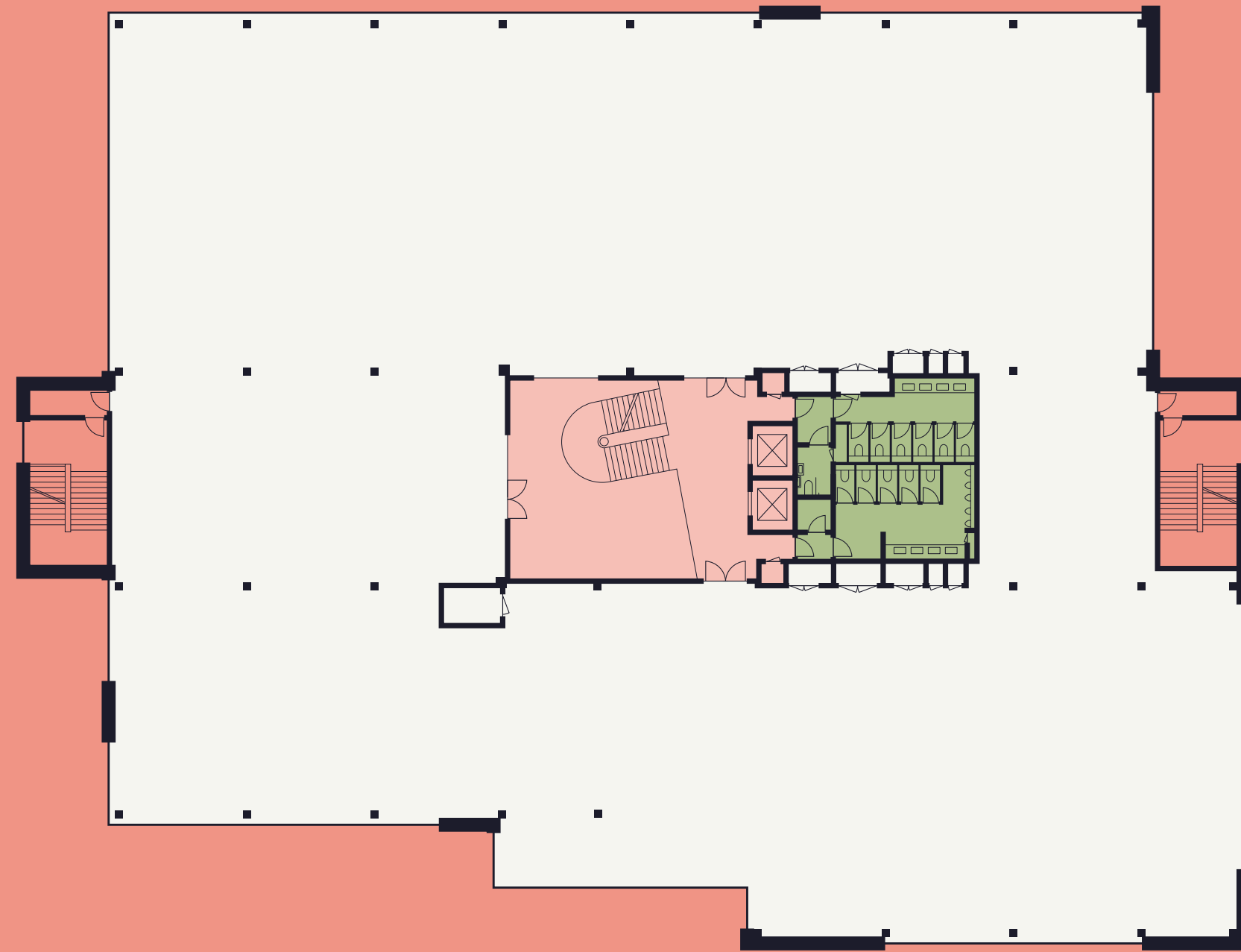
Floor	Sq.Ft	Sq.M
GROUND	17,567 SQ.FT	1,632 SQ.M
FIRST	19,759 SQ.FT	1,836 SQ.M
SECOND	19,409 SQ.FT	1,803 SQ.M
TOTAL	56,735 SQ.FT	5,271 SQ.M

Floor sizes shown as IPMS

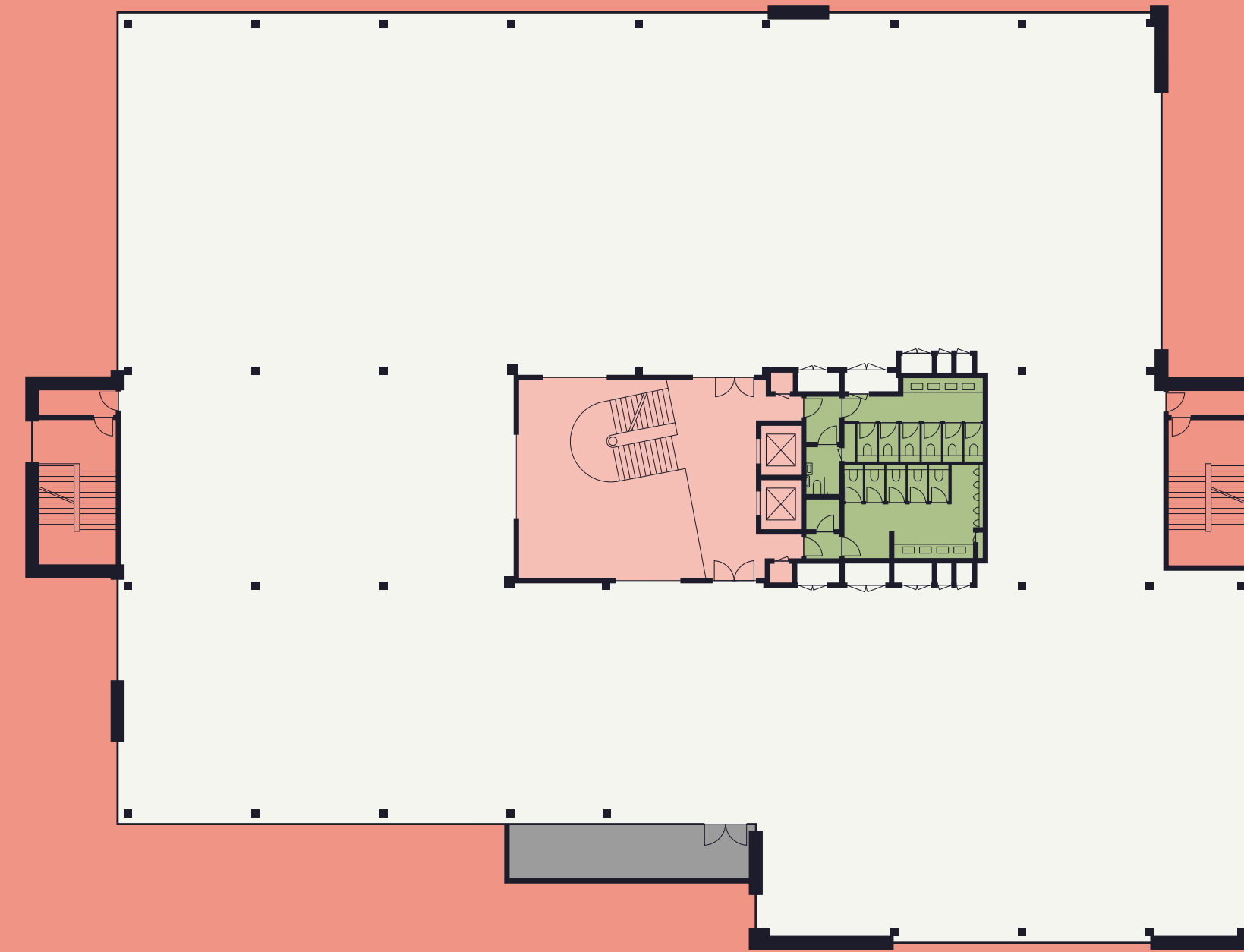


GROUND FLOOR
 17,567 SQ.FT

- OFFICE
- RECEPTION
- WCs
- CAFE
- CORE



FIRST FLOOR
19,759 SQ.FT



SECOND FLOOR
WITH PRIVATE TERRACE
19,409 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
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
[Scotscroft.co.uk](https://www.scotscroft.co.uk)

A DEVELOPMENT BY
KENNEDY WILSON

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