

ENTERPRISE CITY®

DEBRIEF



SUMMER/2019

AN ALLIED LONDON PUBLICATION

DEBRIEF

WELCOME TO THE SUMMER EDITION OF
ENTERPRISE CITY DEBRIEF

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ENTERPRISE CITY SET TO DOUBLE IN SIZE

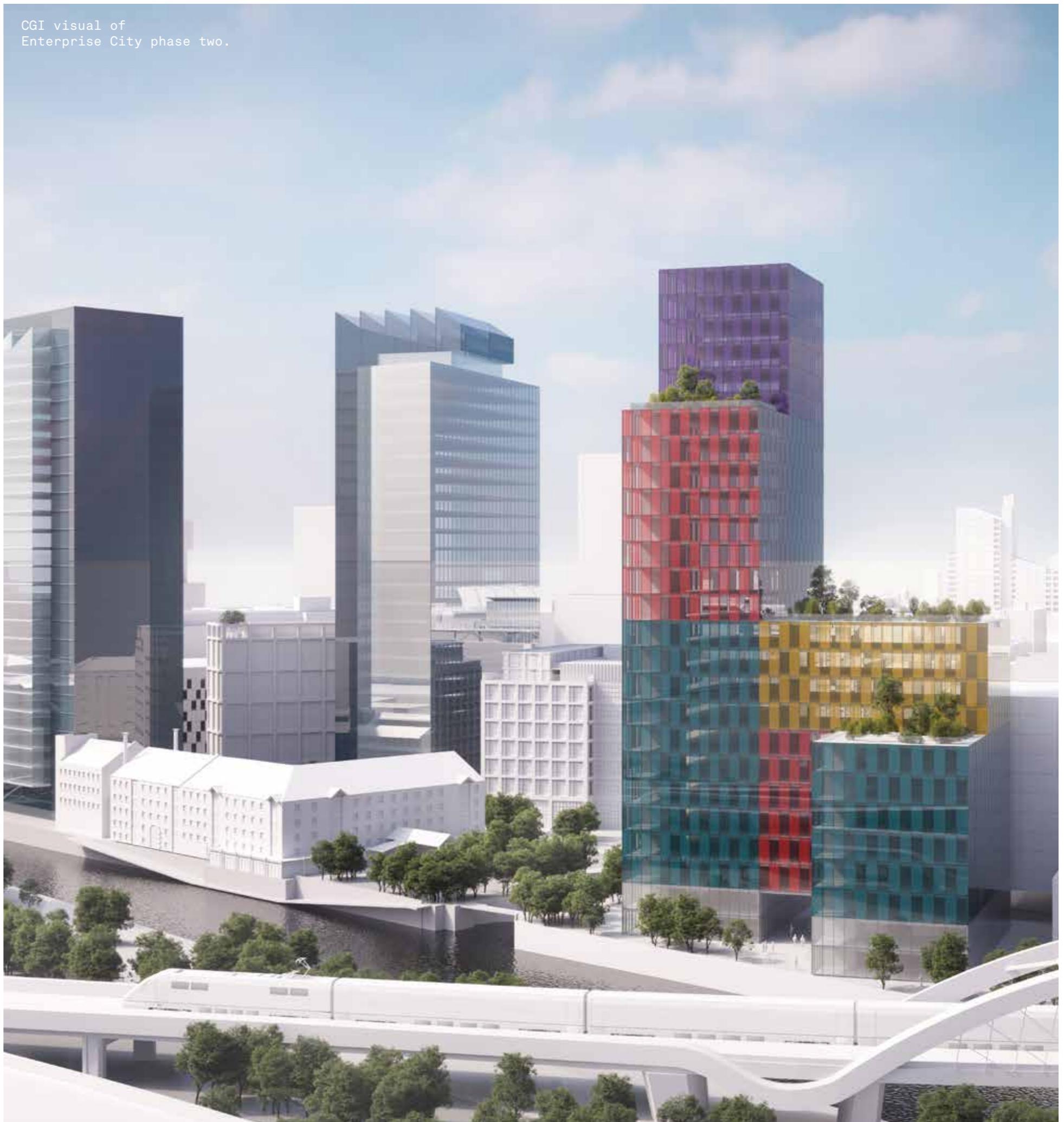
Manchester Quays - a company controlled by the owners of Allied London, the developer and owner of Spinningfields - has announced it is set to double the size of its Enterprise City development with an extensive second phase.

The concept of Enterprise City has quickly established itself in Manchester, and in international markets, generating unprecedented deals for new workspace from the likes of tech giants Booking.com and international advertising agency WPP. Allied London have stated how astonished they've been by the interest received since the vision was launched a year ago. Enterprise City already has a number of international companies that have joined the new cluster, but with more and more interest the need to respond by increasing the commercial offer became more pressing.

Allied London is now in the final stages of concept design for phase two and about to submit planning applications for three new commercial towers totalling 750,000 sq ft, with one of the towers being a tech-driven campus complex. The three 25 floor commercial towers will all provide various space and amenities and have a value of a further £0.5bn.

The new second phase of Enterprise City will also see the vastly expanding TV and film studios, operated by All Studios, grow and further expand their media reach in the estate. Within the latest phase two designs there is bespoke new studio and production space that makes the new towers and campus complex the perfect location for tech and media businesses of the future.

CGI visual of Enterprise City phase two.



"Our buildings, and Enterprise City as a place, will be extraordinary by UK standards"

Michael added: "Manchester needs to both attract and grow its talent, it needs exciting places and exciting companies to do that, it will happen at Enterprise City, actually it's already happening. We will attract more of these companies from near and far. I've travelled to see a lot of developments around the world and I know that this will be the best of its type in the UK."

SO WHAT IS ENTERPRISE CITY?

Enterprise City is a distinctive new neighbourhood that has the best of the city centre on its doorstep. Building on the success of Spinningfields, Allied London has created something truly special to give Manchester an inspirational new district of the city, with exceptional workspaces, inspiring cultural spaces, bespoke city centre living and significant public spaces.

It really can be a significant and important place for modern industry in Manchester and a leader for the UK.



WHEN IS IT HAPPENING?

The delivery of Enterprise City has been divided into two phases. Phase one is already underway on site and many of the key buildings are currently being constructed or refurbished, including: Manchester Goods Yard, The Factory, ABC and Granada HQ.

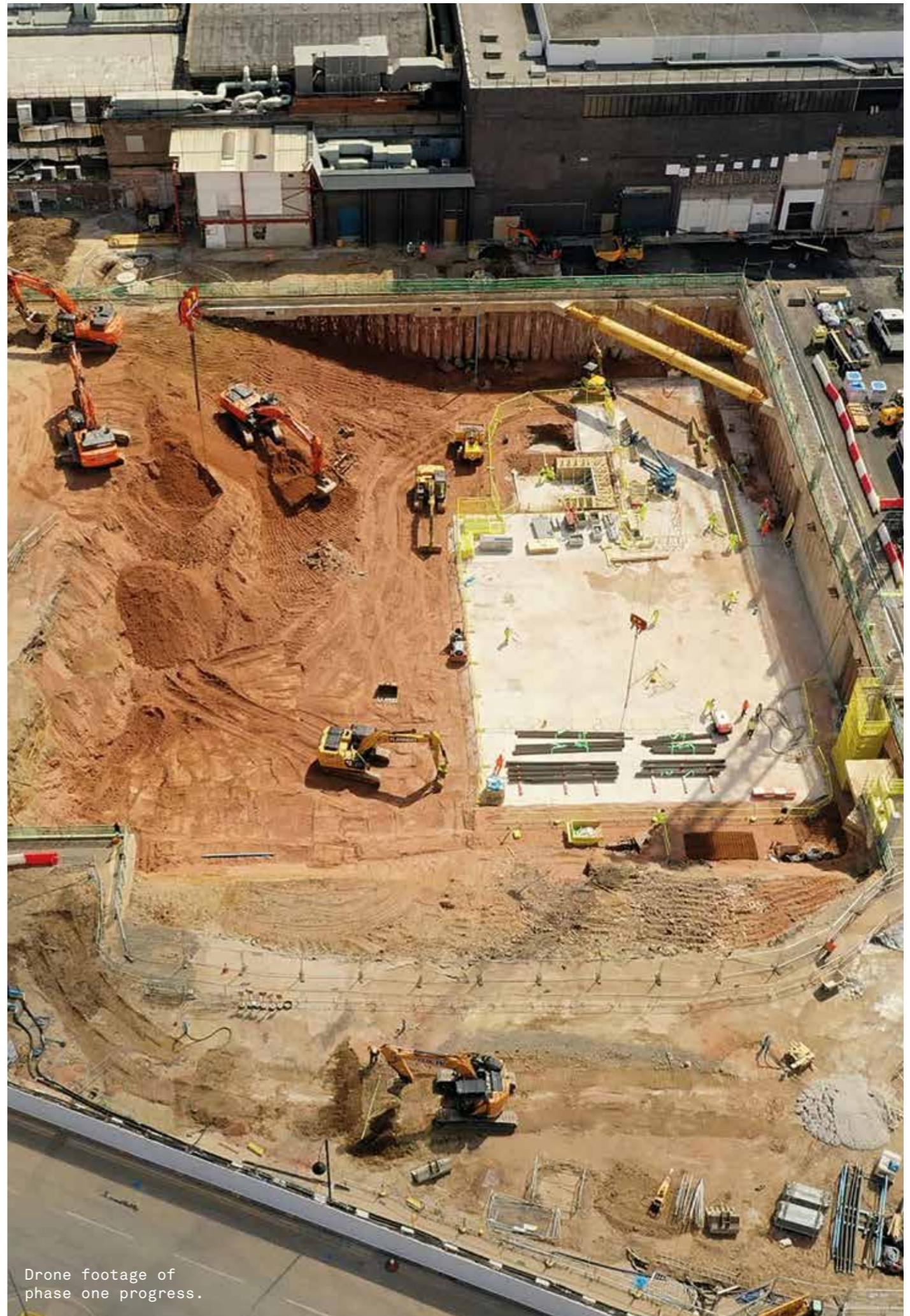
Phase one has already attracted unprecedented commitment from a series of top brands and organisations, including Booking.com, Soho House Group, Everyman Cinemas, The Farm Group and many others. These organisations have been trailblazers in creating a new enterprise eco-system for the city.

When walking around the site you'll notice that Enterprise City is already a hive of activity with an array of businesses already based here. Around 50% of phase one is already operational, including the Bonded Warehouse, part of The ABC Buildings and the film and TV studios all up and running.

The second phase is the delivery of the new tech clusters at the gateway to Enterprise City and another creating a bespoke campus at the centre. The new clusters comprise 'Tech Tower' – an iconic mixed-use tower building; 'Globe & Simpson' – WPP's new home, a modern tech

enabled workspace; and 'Riverside Tower' – a new workspace building positioned on the bank of the river Irwell; and Enterprise City Campus – a new dedicated workspace campus building adjacent to the Factory.

When you see the development first-hand it's easy to believe the vision and hype; the fantastic spaces created for businesses to call home, the design and aesthetics, but also the way that they're carefully planned to create an experience for both employees and visitors alike. This really is a place of great history that's set to be the future anchor of the city.



ENTERPRISE CITY NEWS

BOOKING.COM UNVEILS £100M INVESTMENT IN ENTERPRISE CITY HQ

E-commerce giant Booking.com is to open a new global headquarters in Manchester's Enterprise City. The move represents an investment of £100m over the course of ten years with the business becoming the anchor tenant of Allied London's phase one tech campus.

Booking.com will consolidate its four existing city centre sites - home to more than 1,500 staff. During 2018 it has already created more than 75 new tech jobs in Manchester and is looking to hire another 200 new roles as soon as possible. It plans to add many more over the next 18 months.

Ian Brown is the chief executive of the transport division of Booking.com.

"We are committed to the city of Manchester and to its future as one of Europe's largest and most important tech hubs," said Brown. "We plan to develop Manchester Goods Yard into one of the most exciting and dynamic workplaces in the UK."

"We're proud to be anchoring Enterprise City as it establishes itself as a hub for talent and collaboration between tech, media and creative businesses both large and small."

Grant Jarvie, Managing Director of Allied London, added: "We have formed a great working relationship with the senior management at Booking.com, which has enabled us to reinforce the company's commitment to Manchester."

Sir Richard Leese, leader of Manchester City Council, said: "This a major vote of confidence in Manchester by a leading global name which underlines the city's attractiveness and will open up further job opportunities in our flourishing tech sector."

"We're proud to be anchoring Enterprise City as it establishes itself as a hub for talent and collaboration between tech, media and creative businesses both large and small."

- IAN BROWN, CHIEF EXECUTIVE OF THE TRANSPORT DIVISION OF BOOKING.COM



CGI visual of Manchester Goods Yard

WPP SIGNS AT ENTERPRISE CITY

Advertising agency WPP has confirmed a deal at Allied London's Enterprise City in Manchester, where the company is set to take 82,000 sq ft to bring its five agencies under one roof.

The campus will sit within the new tech, media and creative cluster in the Globe & Simpson building, and brings together MediaCom, Wavemaker, Code Computer Love, Kinetic and Cheetham Bell.

The office is due to open in early 2022, and will include education and event spaces to support WPP's community, school, start-up and SME partnerships, courses and events. The building will also include a roof terrace, café, bar and business event space.

Karen Blackett, UK country manager for WPP, said: "WPP campuses not only give our people amazing, inspiring spaces in which to work, learn and create, but provide our clients with easier access to our expertise."

"The UK is our second largest market, and by building a brand-new home for our agencies and a creative hub for the city, we're investing in both our future and in the future economy of Manchester."

Tanya Grady, Head of Partnerships for Enterprise City, said: "We're delighted to have WPP join Enterprise City. The co-working spaces in particular will allow SMEs in the media, creative and tech industries to benefit from being located close to some of the world's largest companies.



CGI visual of Globe & Simpson

BARRY'S BOOTCAMP OPENS AT ABC

Barry's Bootcamp, the global leader in boutique fitness studios, is the first retail and leisure occupier to open at Allied London's Enterprise City.

The company, which pioneered the boutique fitness sector in the UK since launching in West Hollywood, Los Angeles, 20 years ago, has opened its first UK studio outside of London.

Barry's Manchester occupies 5,500 sq ft at The ABC Buildings, part of Allied London's Enterprise City, which is purpose built for the media, tech and creative industries.

Sandy Macaskill, co-owner of Barry's Bootcamp UK, says: "We're massively excited to bring Barry's to Manchester. This city is a byword for strength of spirit and character, gritty determination and community togetherness. These are just the kind of traits we see in our Barry's clients around the world, so we really couldn't think of a better place than Manchester to grow our family. It was really just a case of finding the right place, and as soon as we saw The ABC Buildings we said: 'sign us up!' Allied London's vision for the area is very much aligned with our own."



ENTERPRISE CITY®

EXCHANGE

PIONEERING THE FUTURE OF TECH AND DIGITAL WORKING

Tech Nation are embedding themselves in the epicentre of the city's next generation of tech companies at Enterprise City.

Enterprise City has contracted Tech Nation as a knowledge partner to power the new central hub for entrepreneurs in Manchester. Together Enterprise City and Tech Nation will co-create a platform which will seek to support the growth of ambitious, early stage tech companies.

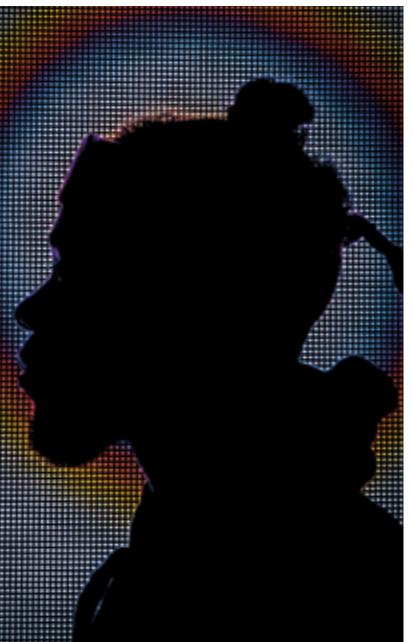
It will be a place to grow tech and digital business, a place of business learning, and programmes to help inspire and support.

The 6 to 12-month program is set to be a catalyst for company

development and evolution. 'Exchange' will attract the most ambitious young tech companies in the North West.

Program members will have access to:

- Subsidised flexible workspace at Enterprise City's Bonded Warehouse
- Programme workshops
- Community meet-ups
- Report launches/panel discussions
- Tech immersion
- Investor workshops
- International delegation visits
- Tech Nation talks events.



Enterprise City Exchange:
Bonded Warehouse,
Level 2, Enterprise City.



ENTERPRISE CITY WELCOMES THE FARM GROUP

Major media occupier The Farm Group has opened its new facility at The ABC Buildings, which are part of Allied London's Enterprise City cluster for media, tech and creative industries.

The Sixties architecture and characteristics of The ABC Buildings are being re-adapted to create a leading media hub in the heart of Manchester's city-centre, which are being redeveloped and operated by ALL Studios. This cluster of studios and production facilities will create a new centre of excellence for media in the north.

Paul Austin, managing director of Farm Manchester, said: "The Farm setting up in Manchester created a real buzz and we had many clients that wanted to work with us. We

have been blown away by the volume and quality of responses we have had so far, and the level of talent that want to work for the Farm in Manchester. As well as established industry leading local names, we are pleased that a lot of the approaches have come from new talent wanting to become the next big name, which fits exactly with what we want in terms of supporting and incubating the next generation of creative talent in the north west."

Melanie Jones, Managing Director of All Studios, said: "The Farm Group's move to The ABC Buildings - one of our key media hubs at Enterprise City - is of massive significance for the cluster and growing proof that the north will be an international destination for content production and talent."

Melanie added: "The media industry is expanding rapidly as online content companies like Netflix and Amazon continue to

disrupt how we buy, stream and receive media content. Our vision for Enterprise City will support these evolving industries to continue to grow in both scale and importance."



AVIVA INVESTORS BACKS ENTERPRISE CITY

Aviva Investors, the global asset management business of Aviva plc, has agreed a long-term partnership with Allied London to create Enterprise City®, Manchester's newest city centre neighbourhood.

Built on the former site of Granada television studios, immediately south of Spinningfields, Allied London and Aviva Investors will combine their experience and expertise to establish one of the UK's leading media, tech and creative clusters.

Aviva Investors will initially commit £300 million to the project, which will be a key new addition to its existing Manchester real estate portfolio of almost £450 million. The city is one of Aviva Investors' core locations for its real estate platform due to its strong economic fundamentals. The city has four universities, a pool of highly-qualified labour and its recent success has been built around thriving digital and knowledge industries with over 62,000 jobs in the sector.

Daniel McHugh, Managing Director, Real Estate Investments at Aviva Investors, said:

"This deal is fully aligned with our focused investment strategy and demonstrates our scale and expertise to fulfil large conviction-led investments in high-quality real estate assets. This scheme will deliver modern, vibrant space for enterprise and creative industries to thrive. We look forward to working closely with Allied London, Manchester City Council and regional stakeholders over the coming years to deliver this significant new project that creates outstanding real estate and a compelling long-term opportunity for our investors."



EVERYMAN TO OPEN NEW MANCHESTER CINEMA AT ABC, ENTERPRISE CITY

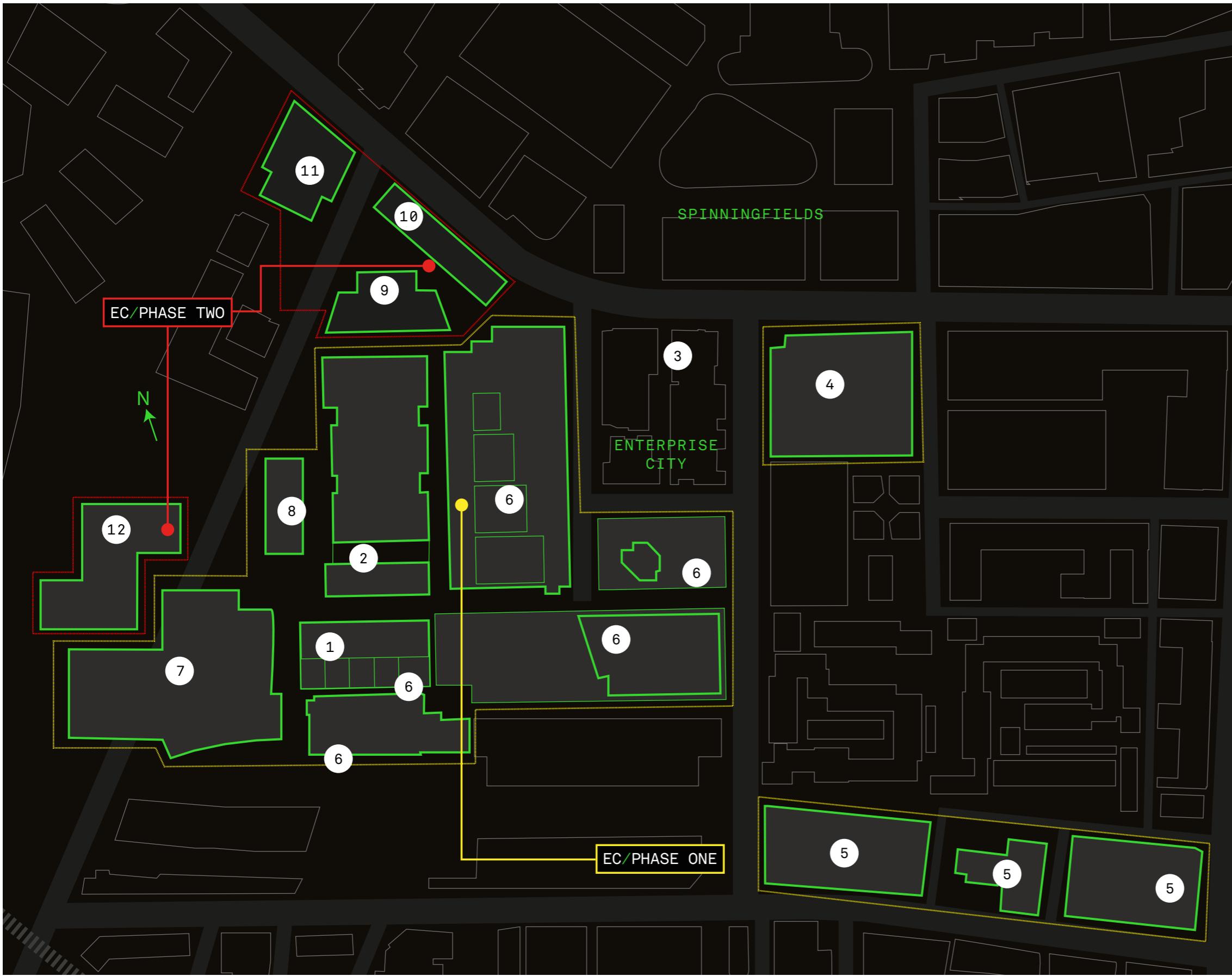
Boutique cinema Everyman will open a new venue at The ABC Buildings in 2019, part of Allied London's Enterprise City cluster. Famed for their innovative lifestyle approach, Everyman create standout experiences with a passion for quality, hospitality and a programme of films and live broadcast art events.

Taking 10,500 sq ft at the ABC Buildings, the cinema will feature three screening rooms and a bar and restaurant space. Everyman Manchester will be a vibrant social space to indulge in a great evening out, with a bar and Spielburger restaurant area serving burgers and handmade pizzas, a hospitality led team providing service to seats and a broad programme of films and events.

Tanya Grady, Head of Partnerships for Enterprise City, said: "It's great to introduce Everyman and its unique style to this part of the city. Everyman is an experience that is especially relevant to what we do and who our developments attract."

Crispin Lilly, CEO of Everyman Cinemas said: "Opening a new Everyman venue in Manchester will be an important step for us. Manchester is a city steeped in entertainment history and we can't wait to be a part of it. Our focus is really on experience, from an atmospheric bar with a quality food and drink menu (including a great wine list), to comfortable sofa seating and a great programme of films both big and small. We aim to make every guest's visit special no matter what they choose to watch, and to make them fall back in love with a night at the cinema."

YOUR GUIDE TO ENTERPRISE CITY



ENTERPRISE CITY/ PHASE ONE:

1. **BONDED WAREHOUSE**
[Department | Tech Nation accelerator hub | Bonded Underground production studios - Manchester Studios]
2. **MANCHESTER GOODS YARD**
[Booking.com]
3. **GRANADA HQ**
[Mollies Motel & Diner by Soho House Group | Enterprise workspace | Enterprise cube space]
4. **THE ABC BUILDINGS**
[The Farm | Everyman Cinemas | Enterprise workspace | ABC Works | ABC studio workspace - Manchester Studios]
5. **CAMPFIELD YARD**
[Production studios - Manchester Studios | Enterprise workspace]
6. **MANCHESTER STUDIOS**
[The Breeze Studio & Gardens | Stage One | Stage Two | Bonded Underground | Old Granada Studios 2, 6, 8, 12]
7. **FACTORY**
[Arts, culture and performance venue for Manchester International Festival]
8. **NICKEL & DIME**
[Bespoke modern co-living units]

ENTERPRISE CITY/ PHASE TWO:

9. **TECH TOWER**
[Enterprise workspace | Retail & Leisure]
10. **GLOBE & SIMPSON**
[WPP | MediaCom | Wavemaker | Code | Cheetham Bell]
11. **RIVERSIDE TOWER**
[Enterprise workspace]
12. **ENTERPRISE CITY CAMPUS**
[Enterprise workspace | Retail & Leisure]

A CLOSER LOOK AT ALLIED LONDON'S ENTERPRISE CITY

When Allied London set out their plans for Enterprise City in 2018 they said the aim was to 'connect modern industries in a new cluster of creativity, opportunity and innovation'.

So, are they delivering on their promise? We take a closer look at what Enterprise City is all about and what's there.

Enterprise City provides the much-needed workspace infrastructure for the city in the form of a series of tech driven and creative buildings designed for modern industry. But it's not just about work, Enterprise City is designed to be the complete neighbourhood, a place to live, work and socialise.

It has already become a hive of activity for the tech, media and creatives of the city, such companies as The Farm Group have established themselves in

The ABC Buildings. All Studios have also established themselves as a leading provider of TV and film studios in Enterprise City with an array of leading UK production companies choosing to shoot and produce in the All Studios facilities.

But the complete inventory of Enterprise City is much more, the retail and leisure spaces will bring the estate to life, with the addition of the Soho House Group delivering Mollies Motel and Diner in the Granada HQ building and a series of signature restaurants complemented by bars, cafes and shops, Enterprise City will become a true destination.

This diverse inventory of spaces is essential if Manchester is to continue to attract, retain and create talent. The unique mix of cultural, heritage and modern assets makes it the perfect location to establish Enterprise City.

Will Lewis of OBI, exclusively retained as part of the Enterprise City team, stated: "Enterprise City is the right concept, in the right city, at the right time and will enhance Manchester's deep cultural and creative heritage. It's already providing expansion for Manchester as a city in the media, tech and creative industries."

"On completion, Enterprise City will create 10,000 jobs in Manchester, promoting diversity in industry and ensuring the city can attract and retain the talent it needs to develop even further."

"Manchester's international future is dependent on developing vital infrastructure and a diversity of spaces. Add to this the important and strongly anticipated Factory at the heart of the plans, and Enterprise City is going to be one of those places that will become globally renowned."



"On completion, Enterprise City will create 10,000 jobs in Manchester, promoting diversity in industry and ensuring the city can attract and retain the talent it needs to develop even further."

WHAT'S NEW IN ENTERPRISE CITY

WORKSPACE

BOUTIQUE CO-WORKING

SOCIAL SPACES

EVENT SPACES

F&B PRODUCTION SPACES

MAKERS SPACES

BARS

RESTAURANTS

MEDIA STUDIOS

BROADCAST STUDIOS

RECORDING STUDIOS

TECH INCUBATORS

PRODUCTION FACILITIES

LIVE/WORK SPACES

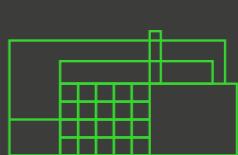
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The Bonded
Warehouse



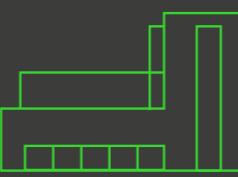
Manchester
Goods Yard



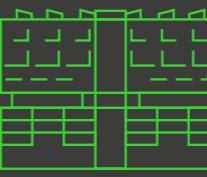
Granada HQ



Nickel
& Dime



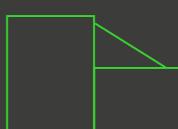
The ABC
Buildings



Campfield
Yard

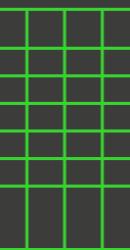


Manchester
Studios



Factory

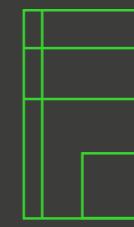
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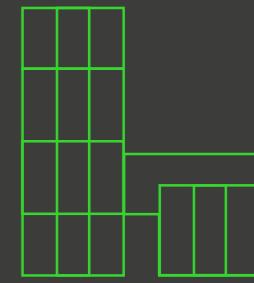
Tech
Tower



Globe &
Simpson



Riverside
Tower



Riverside
Campus

ENTERPRISE CITY AND THE CLUSTER EFFECT

ENTERPRISE BUSINESS CLUSTERS – WHAT ARE THEY AND HOW CAN THEY HELP BUSINESSES THRIVE?

Businesses may be missing a trick by not choosing to start their empires in business clusters, so says the latest research.

A new survey of business owners found that the majority of small business owners took no time at all to decide where to start-up their business – with 40 per cent choosing the most convenient location for them and over half choosing the same place where they lived.

SO, ARE WE MISSING OUT BY NOT BEING BASED IN A BUSINESS CLUSTER?

The answer is yes, almost certainly. Business clusters are a concentration of interconnected businesses, suppliers and institutions in a particular field. Like-minded companies gravitate together thanks to shared needs, and as a result, greater revenue gets poured into the local area with skilled workers coming together to drive expertise and innovate culture. And it's not just the small businesses that can reap the benefits, larger corporates are now finding that they can harness localised talent and skills that comes from clustering with like-minded businesses.

Clusters do not simply appear; they evolve and develop where an environment enables activity to thrive. Allied London understand this principle and have researched and experienced it first hand; they have experimented through their property development and operational activity; and above all they have created Enterprise City with a clear, unwavering vision to support media, tech and creative businesses and help them succeed.

Enterprise City's success utilises the crucial link between place-making and successful business; these core elements are at the very heart of what Enterprise City delivers. People and businesses truly make a place, and Enterprise

City provides the diverse offer to enable leading-edge anchor institutions and corporate companies to cluster and connect with scale-ups, start-ups and entrepreneurs.

What are the benefits of enterprise business clusters?



Networking

The value of networking can never be underestimated – having peers on hand to review suppliers, give insight into industry trends and see where a partnership might be mutually beneficial is something that even the world of digital communication can't fully replicate. These are all benefits that can save time and effort for your business in the long run.



Growth

Growth is important for many businesses, but no more so than start-ups, for whom winning new business is imperative. Many businesses have succeeded by bringing their proximity closer together.



Talent

Finally, hubs of innovation draw in skilled workers like magnets. Start-ups need to recruit wisely in early days, as poor hiring can be incredibly costly – both in terms of finances and time resources. Bringing your company to the bright and skilled workers instead of trying to entice them to come to you might be all you need to get a competitive edge in the crowded race to the top.

WHAT'S YOUR DEPARTMENT?

D

DEPARTMENT
DO WORK. BE SOCIAL

WHERE WORK AND SOCIAL FUSE TOGETHER FOR YOUR ULTIMATE DAILY CHOICE. DEPARTMENT WORKS FOR YOU.

Department Enterprise City is the next generation of workspace, creating a new way of collaborating and growing. It's a thriving community of work and social spaces creating a catalyst for creativity, inspiring imagination and provoking new ways of thinking.

We've got flexible, affordable memberships and space to grow.
Become a member.

DEPARTMENTUK.COM

A GLOBAL CONCEPT FOR AN INTERNATIONAL CITY

Enterprise City is the media, tech and creative anchor of Manchester, the UK's fastest growing and most economically productive city.

Manchester is the UK's second city, the beta hub of the country with excellent travel connections and an enviable cultural backbone. It is an energetic place to call home, and, above all, is now an international base for thriving businesses that consistently produce the pioneers and creatives that drive our economy. Crucially, it's also one of Europe's largest creative, digital and technology centres.

Whilst London has always been the business capital of the UK, Manchester is leading the charge in de-centralising the UK market, boasting the fastest growing economy outside of the capital and gross value added (GVA) growth projections of

45% between 2016 and 2036. Furthermore, with operating costs up to 40% lower than London, Manchester provides the perfect environment for profitable growth.

Manchester's booming economy paves the way for UK business success

The abundance of FTSE 100 companies with activity in Manchester, combined with recent record highs for the index provide strong evidence that business activity will continue to grow in Manchester.



A PLACE TO CONNECT, COLLABORATE AND CREATE

Enterprise City is a media, tech and creative cluster designed to connect people and businesses, encourage collaboration, and create success through expert place-making and curated management.

Allied London have created a place that provides a community where modern industry can flourish by focusing on digital skills, exemplary talent, new technologies and global communication. If all these aspects are in place, success and innovation follow.

Once you visit Enterprise City, you'll soon realise that it's become an international brand and a renowned place for innovators, creators and makers; trailblazers,

pioneers and leaders. It's already home to a range of organisations from world leading technology companies to highly successful creative start-ups and media production studios.

It's so much more than a collection of offices - it's an enterprise eco-system that acts as a facilitator, it connects people and industry within a single community. It's a place that provides the opportunity to thrive and flourish, and a modern, forward-thinking approach which supports innovation, growth and creativity. Enterprise City is shaping the future economy of Manchester and the UK.



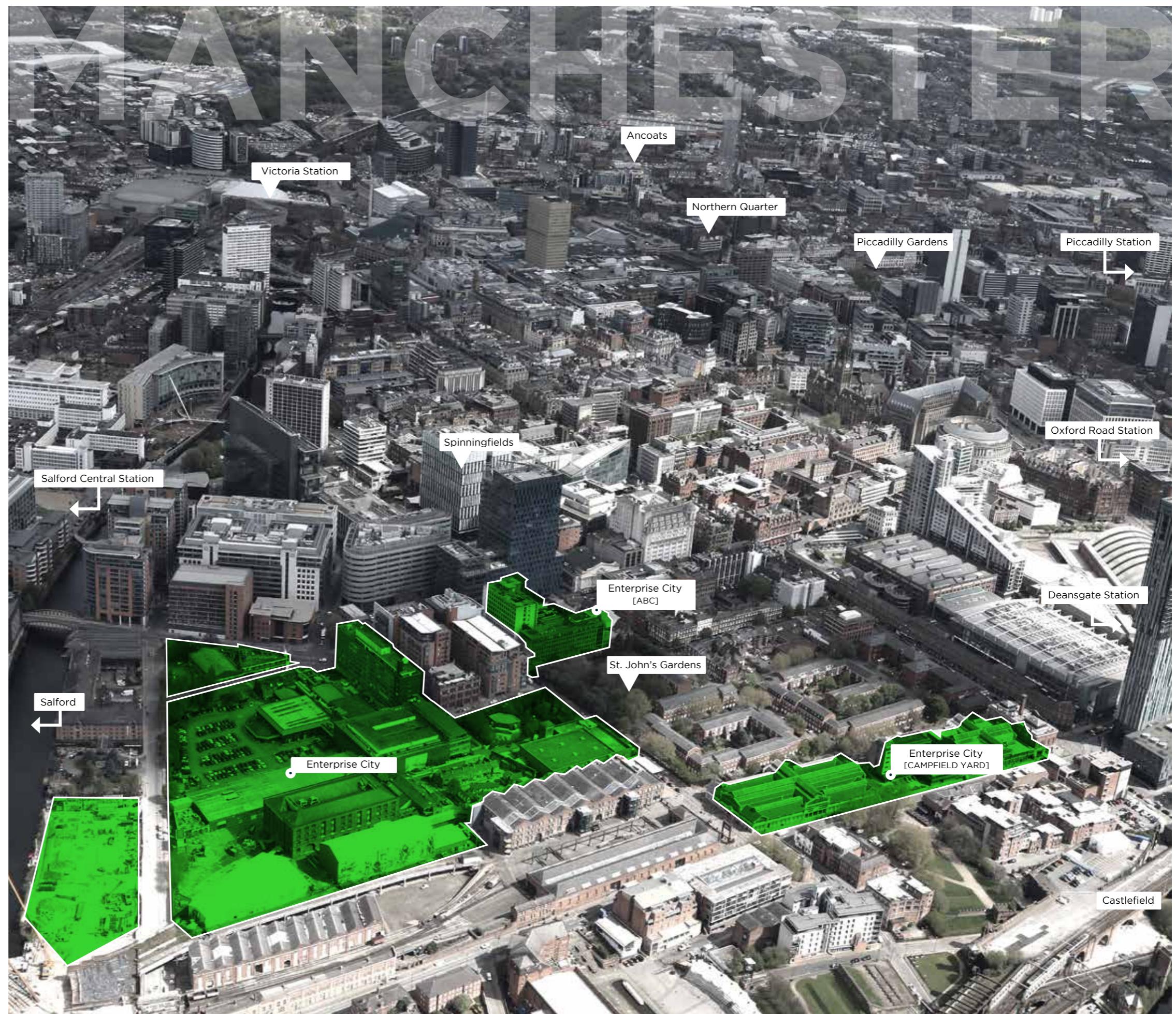
Department at the Bonded Warehouse - co-workspace in the reception.

ENTERPRISE CITY IN MANCHESTER

Sitting at the heart of Manchester, Enterprise City is perfectly located for all types of business. Whether thinking about staff needs, transport connections or business needs, it really is ideal.

Manchester is the economic and cultural capital of the North-West. It's the largest and fastest growing regional city in the UK, generating wealth equal to that of Leeds, Liverpool and Sheffield combined. The city has transformed itself into one of Europe's most dynamic and exciting cities in which to live and work, boasting an increasingly diverse economy and a real sense of investor confidence.

- After London, Manchester is the country's best city for business.
- Third most visited destination in the UK by foreign tourists.
- The most visited city in England outside London.
- Ranked fourth as a UK retail hub, with an annual spend of £2.32 billion.



GET CONNECTED AT ENTERPRISE CITY

For those that don't already know - Enterprise City is located at the heart of Manchester City Centre, neighbouring the district of Spinningfields and bounded by the successful and proven locations of St. John's Gardens, the Museum of Science and Industry and Castlefield.

Manchester is one of the best-connected cities in the UK with excellent local, regional, national and international transport connections via road, rail and air. Here's a quick guide to getting around.



Train

There are five railway stations all within easy walking distance of Enterprise City.



Bus

The Manchester 'free bus' service has two city-wide routes serving Enterprise City. All services run every 10-12 minutes, Mon-Sun.



Metrolink

Metrolink trams run throughout Greater Manchester with three stops within walking distance of Enterprise City.



Car

A 24-hour NCP car park is located directly opposite St. John's Place, and three additional car parks are within five minutes' walk of Enterprise City.



Aeroplane

Manchester International Airport
Driving: 23mins or by train: Train: 25mins.



ENTERPRISE CITY OPEN FOR BUSINESS

In 2017, Allied London set out their vision for Enterprise City with a clear goal of what was required. By 2018, 'phase one' was fully funded with over £350m committed by Aviva Investors and the vision was at the inception of being realised.

Fast forward to 2019, and Enterprise City 'phase one' is already 50% active, with six key assets already operational. A mix of established businesses, scale-ups and start-ups have combined with a range of leisure and hospitality operators to bring Enterprise City to life.

The early adopters of Enterprise City include leaders in the media, tech and creative industries such as the Farm Group (multi award winning providers of post-production TV services), Manchester Studios (a world-class platform for TV, film, music and event production, broadcast and performance), Barry's Bootcamp (the original high intensity interval workout and gym operator) and more than 20



other businesses that have moved into the Bonded Warehouse and ABC.

A raft of other top international companies have already shown unprecedented commitment to Enterprise City and future stakeholders include:

Tech giants Booking.com – a new global headquarters at Manchester Goods Yard

Leading media and advertising agency WPP – bringing a selection of group agencies under one roof to form a new northern HQ in the Globe & Simpson building

Soho House Group – delivering their new Mollie's concept for a hotel, diner and club rooms in the old Granada HQ

Manchester International Festival – the Factory will be the new home of MIF: a major new permanent arts, culture and performance venue for Manchester.

THIS IS
ENTERPRISE
CITY | JOIN A GLOBAL
MOVEMENT



SOHO HOUSE



MANCHESTER
STUDIOS



MANCHESTER
INTERNATIONAL
FESTIVAL



Booking.com



CENTRE
SCREEN



EVERYMAN

All Work
& Social.

ABANDON
NORMAL DEVICES

TO FIND OUT MORE VISIT:
enterprisecityuk.com

ENTERPRISE CITY: A SMART AND SUSTAINABLE PLACE FOR THE FUTURE

Smart, technologically advanced, green, sustainable, they're all terms that are widely used today, so we've been investigating exactly what Allied London are delivering at Enterprise City and how it's becoming a market leader in its approach.

We've been talking to Rob Yates, managing director of ALL+, who are delivering facilities management, property management and customer experience across the whole of the Enterprise City cluster.



SUSTAINABILITY

Sustainability sits at the core of many new developments throughout the design, construction and operation of buildings, so how will ALL+ deal with the issue of sustainability?

RY: "We value sustainability at Enterprise City, so our strategy has clear objectives now, and in the future. ALL+ provide Enterprise City with a comprehensive management service across the entire cluster. The current ALL+ energy platform purchases over £1.5m worth of green energy every year, and this is sourced from UK offshore wind farms. As Enterprise City grows and demand becomes higher, we anticipate that this figure will grow to £5m per year in the next three years."

And what about the future?

RY: "Future-proofing Enterprise City for all our stakeholders is top priority, considerations include adaptation to the changing climate, promoting energy

efficiency, reducing emissions, and minimising the impact on the environment. By 2022 ALL+ plan to source and buy around £1m worth of biogas per year as part of the renewable energy strategy."

Will ALL+ be taking advantage of new technology to help reduce their carbon footprint and be environmentally conscious?

RY: "In addition to energy and power delivery, ALL+ has created a unique energy management system and data analytics platform to manage sustainability plans and targets. The new system will help to reduce carbon emissions and provides an efficient means of metering/conserving the water supply for the entire Enterprise City cluster."

"All new buildings in Enterprise City have an 'excellent' rating. Enterprise City is and will continue to be a highly sustainable environment..."

BREEAM is the world's leading sustainability assessment method for masterplanning projects. Will

infrastructure and buildings. Will Enterprise City have a BREEAM rating?

RY: "All new buildings in Enterprise City have an 'excellent' rating. Enterprise City is, and will continue to be, a highly sustainable environment that enhances the wellbeing of the people who work, live and socialise within it. Through the built assets and the public realm Enterprise City helps to protect natural resources and improve the environmental, social and economic sustainability performance."

Enterprise City has its own private fibre network delivered to the highest specification, providing hyper-speed connectivity at up to 100Gb per second

TECHNOLOGY & DIGITAL INFRASTRUCTURE

Will Enterprise City be a leader with internet connectivity?

RY: "Enterprise City has its own private fibre network delivered to the highest specification, providing hyper-speed connectivity at up to 100Gb per second."

Internet is among the top three most important factors for tenants who are searching for office space, along with cost and location. Wired Certification provides transparency and access to information for tenants. Will

Enterprise City be Wired Score certified?

RY: "The Enterprise City specification is aligned to Wired Score Platinum certification to provide resilience and security with two points of access and NODE infrastructure in each building through a dual fibre ring network connecting into the Manchester Loop Network and Manchester Internet Exchange."

Is Enterprise City a 5G project?

RY: "As part of the digital and technology strategy for Enterprise City, an opportunity to develop a full integrated branded 5G network is available, working in partnership

to develop and install the 5G infrastructure of aerials and small cells. This would be the first 5G campus network in the country with the ability to lead on super-fast mobile connectivity services and develop innovative projects around IoT."

What is IoT exactly?

RY: "IoT stands for - the Internet of Things. It's a system of interrelated computing devices, mechanical and digital machines, objects, animals or people that are provided with unique identifiers (UIDs) and the ability to transfer data over a network without requiring human-to-human or human-to-computer interaction."

POWER

How is Enterprise City powered?

RY: "Enterprise City has secured two high voltage (HV) substations for the development with a confirmed power provision of 15MW (MegaWatts). The HV network comprises four separate transformers and long-term provides both power security and dual resilience. One HV substation is built and operating within Enterprise City and the second is due to complete construction and installation by June 2020."



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HEART OF ENTERPRISE CITY:
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ENTERPRISE CITY
Presents

Booking.com
AT MANCHESTER GOODS YARD

E-commerce giant Booking.com will have a new global headquarters as the anchor tenant of Enterprise City phase one.

Booking.com are investing over £100m in Enterprise City to become a key stakeholder in the new media, tech and creative cluster at the centre of the city. The new HQ will be Manchester Goods Yard

"We're proud to be anchoring Enterprise City as it establishes itself as a hub for talent and collaboration between tech, media and creative businesses both large and small."
- Ian Brown, chief executive of the transport division at booking.com

ABC

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create something extraordinary. The ABC Buildings are every bit as important and relevant today as they were in the Sixties. Join us in this vision to create something extraordinary and help us revitalise the spirit of an era.

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HART is a multi-disciplinary Design Studio born out of award-winning property Developer Allied London's in-house Design Team. As a result HART is uniquely placed to meet the needs of the UK Property Industry. HART is focused on developing innovative, practical and beautiful design solutions for any given brief.

studiohart.co.uk

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ALLIED LONDON

Allied London is an award-winning group of UK based companies focused on a simple single vision - to create inspiring places that dynamically change the ways in which we work, live and socialise.

With energy and dedication, Allied London Group devises, designs and delivers landmark mixed-use real estate developments, buildings and concepts in London, Manchester and Leeds. With a strong, dynamic team across

a variety of disciplines Allied London has diverse and creative experience in the business of property, finance, design, marketing and the arts.

In order to deliver major positive change to a city environment, you first need to understand the fundamental values of a city. Allied London has core commitment to the cities in which it invests - London, Manchester and Leeds. Allied London dedicates time and

resource to nurturing relationships across these great places to ensure that the entire portfolio of projects are refreshing, innovative and above all, relevant.

alliedlondon.com

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Published by Allied London.

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