

WINDMILL GREEN

EST. 2016





SPEND THE DAY WITH US AND SEE THE DIFFERENCE

This isn't your run-of-the-mill office block. This is a new kind of workspace. A space where every day is different. Where, from the start of your day to the end, you'll find moments of energy, inspiration, and community.

06:45

WAKE UP READY TO
FACE THE DAY

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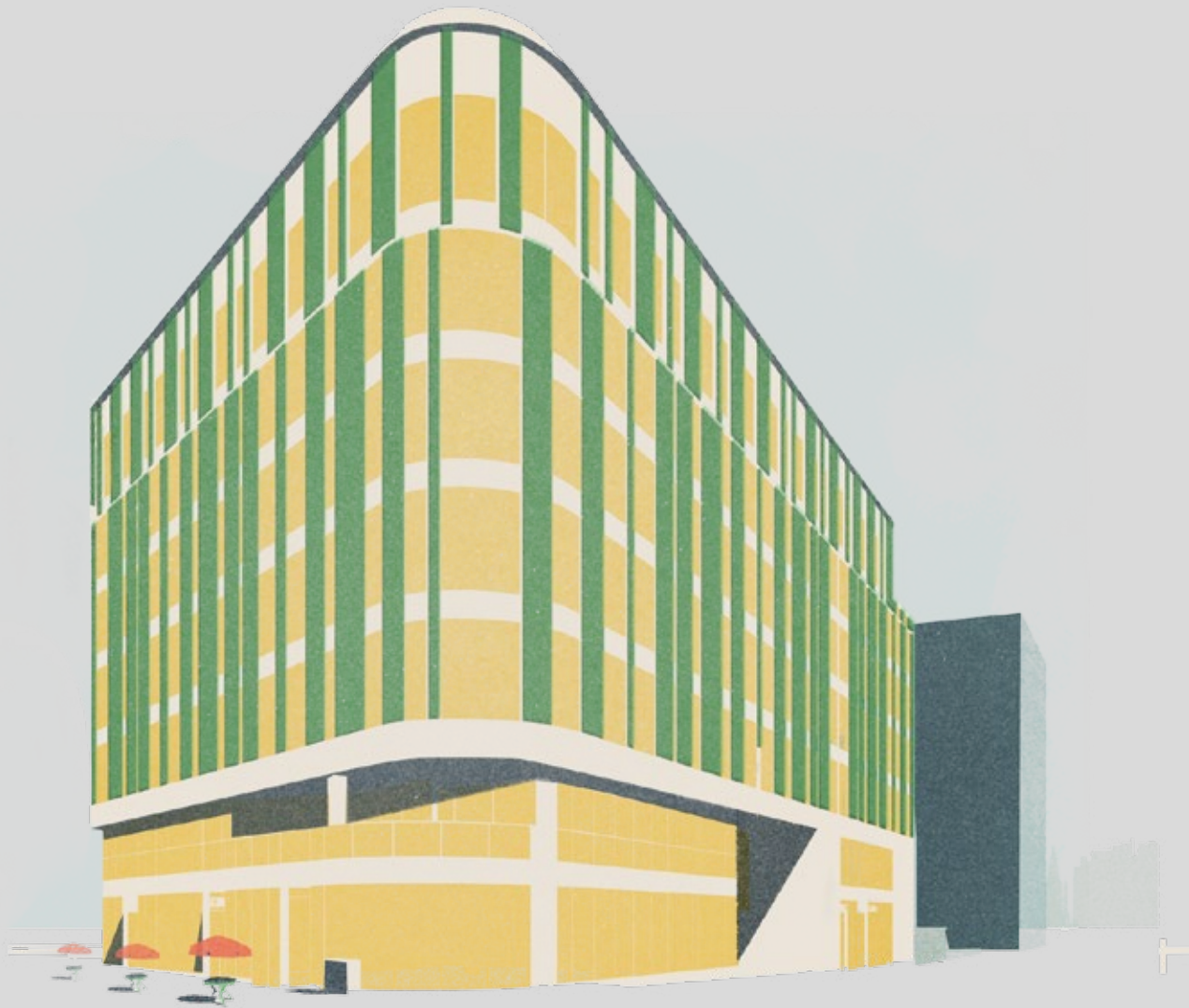
Location map

WINDMILL GREEN

EST. 2016

*We like people who work differently.
Who aren't afraid to do things their way.
Who want fresh air and fresh thinking.
Communities, not companies.
Interactions, not transactions.
Who put people first.
And care about the environment.
Who believe an office should be a playground not a prison.
A space to think, create, connect, and breathe.
To meet old friends and make new ones.
To experience everything our wonderful city has to offer.
Who think no two days should be the same.
And anticipate tomorrow.

Because life's too short to spend in a humdrum office.*



OUR MANIFESTO



We put people first

We've put wellbeing at our heart. We champion happiness, health and productivity.



We're a playground, not a prison

Our space feels inspiring, energising and stimulating. Because that's the sort of place great work gets done.



We care about interactions, not transactions

Social encounters and conversations mean a lot to us. Our building is designed to bring people together.



We think no two days should be the same

We believe, when it comes to a productive workplace, culture is everything. And being based in the beating heart of Manchester, we're surrounded by the stuff.



We value freedom of expression

We think a workspace should reflect you - the people who work there. It should be flexible enough to adapt to your needs.



We want to look after the planet

We all have a responsibility to take care of the planet we call home. That's why we've put sustainability at the heart of everything we do.



WELLBEING IN THE WORKPLACE



It started with sustainability - a desire for companies to ‘go green’ in a bid to save money and give the environment a helping hand.

Now, the focus has shifted to wellbeing, a philosophy that’s moved from keeping trees happy to keeping people happy.

Why all this talk about wellbeing? As society has shifted towards affluence, we’ve moved from dreaming about acquiring objects to taking them for granted. The experience economy has turned ‘amazing’ into ‘expected’ and our increasingly connected world has expanded our worldview.

We only need to look at Maslow’s Hierarchy of Needs to understand that now our basic and psychological needs have been met, we’ve turned to self-actualisation and achieving one’s full potential. Although self-actualisation isn’t about treating illness (something which sits under ‘basic needs’), for many, it’s about reaching peak physical, mental and emotional performance.

Hence the introduction of ambient wellness - health-boosting features seamlessly embedded into the work

environment. Ultimately, people want to be healthy, but lack the motivation to get themselves there. According to research from the Mayo Clinic, fewer than 3% of Americans meet the basic criteria for a healthy lifestyle, which includes regular exercise and not smoking.

Businesses are starting to recognise this desire for integrated wellness in their spaces. With the rise of stress-related illnesses and longer working hours - 13% of the UK working population work more than 49 hours a week - wellbeing is seen as more vital than ever.

In 2015/16, 11.7 million working days were lost thanks to stress, depression or anxiety. And in 2015, stress accounted for 37% of all work-related health cases.

Starbucks recently partnered with Philips to transform four of their branches into EnergyUp cafés by using EnergyUp lamps. By mimicking natural daylight, these lamps are designed to have a mood-lifting, revitalising effect after just 20 minutes.

And in LA, meditation app Headspace worked with a local architect to install meditation pods around the city. Their aim is to place them in airports, schools, parks and stations.

Why does wellbeing matter? Although the benefits of wellbeing in the workplace are hard to track, they’re clear to see. In fact, there’s a whole host of benefits: productivity increases, healthcare costs go down, fewer employees leave, and recruitment and retention are both

helped when a company focuses on the wellbeing of its employees. In fact, for many companies, it’s non-negotiable when it comes to keeping people on the books. Wellbeing is so important, recent studies show that workers would rather have work-life balance than a pay rise.

The role of a building
Many elements of wellbeing come down to individual companies and their culture.

“Detailed analysis of a wide range of research studies has suggested that there are 11 key factors for increasing wellbeing to boost performance in general.”

ACAS, the Advisory, Conciliation and Arbitration Service

In addition to the importance of company culture, the building itself has a big role to play. In fact, the physical workplace is one of the top three factors affecting job satisfaction.

The people behind The WELL Building Standard have this to say: “Our built environment has a profound impact on our health, wellbeing and productivity... [it] can shape our habits and choices, regulate our sleep-wake cycle, drive us towards healthy and unhealthy choices, and passively influence our health through the quality of our surroundings”.

As HKS Architects’ COO Kirk Teske says, “Those of us in the architectural profession have a greater ability to improve public health than those of us in the medical profession”. ■



08:04

PARK YOUR BIKE

Manchester's a great city for cyclists, with new cycle lanes making it even safer and easier to get in and out of town. So we've made sure Windmill Green is great for cyclists too.

You can pedal right into the building using the dedicated cycle entrance, hang your bike on the racks, cool off in one of the many showers and chuck your stuff in a secure locker. And if you get a puncture, you can nip into the on-site bike centre for a quick fix.



FUEL YOUR DAY

Our ground-floor café - which spills out onto the pavement - provides healthy sustenance throughout the day, from your morning breakfast to a mid-afternoon pot of tea.

It will be dedicated to offering a range of food sourced from independent, local suppliers, making it the perfect place to meet friends, catch up with clients, or just sit and get some work done in a buzzing environment.



WE'RE GREEN

Buildings account for 40% of the carbon we generate as a society. That's why we've built Windmill Green with sustainability at its heart. So you can work ethically and keep your running costs down. You'll find a solar power system on the roof, efficient LED lighting on the ceilings, clever monitoring of power and water, and a whole set of showers, lockers and bike racks on the ground floor for cyclists. We're even doing our bit for the bee population - we've got some hives on the roof.

We are on track to be the second building in Manchester to have achieved an 'Outstanding' BREEAM rating.

In fact, our green approach was one of the things that inspired the building's bright green terracotta exterior, which takes its cues from the wonderful Victorian architecture around us, including the Town Hall and the Midland Hotel.

But being responsible is about more than just being green. It's also about working closely with the local community to bring Windmill Green's surrounding area to life. Which is why we've helped local design graduates gain valuable experience by asking them to contribute designs for the hoardings surrounding our building construction, and provided space for free to local arts students for classes and exhibitions.





DECISIONS, DECISIONS

BY DR LEE ELLIOTT

HEAD OF COMMERCIAL RESEARCH,
KNIGHT FRANK

The real estate decisions made by businesses are becoming more critical and influential to business performance.

We believe contemporary real estate decision making breaks down into four keys areas:

A decision of strategic importance

The real estate decision receives greater attention at board level than ever before. The reason is simple. There is now acceptance from business leaders that the office is far more than simply a vessel in which to place staff. In this interpretation, property decisions can serve to support a broad church of other strategic considerations such as CSR, operational productivity and efficiency enhancement, brand promotion and the attraction and retention of the talent required to drive the competitive advantage of the business.

There are three clear consequences. First, the occupier is more exacting about what they need and why they need it. They are also better informed, advised and market aware than ever before. Second, the time-scales over which decisions are made tend to be longer given their gravity. Active requirements and searches are coming to the market much further in advance of the time at which commitment to a property option is required. Third, the range of stakeholders in the decision-making process has become broader, encompassing not just the CEO but also the CFO, the HR director, the IT director and, in a growing number of cases, existing staff.

It’s about people rather than bricks and mortar

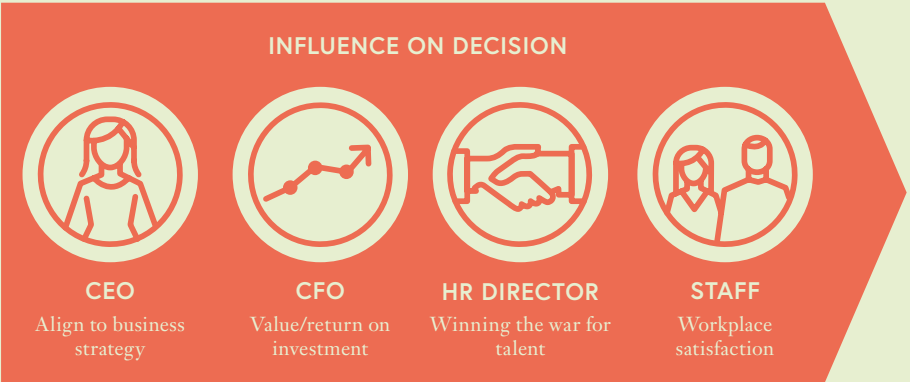
Indeed, the HR director is involved earlier in the real estate decision-making process and has a powerful influence over the ultimate outcome. Again the reason is simple. People constitute around 55% of the cost base of any business. There is widespread recognition that a poor location or real estate decision can create costly churn in the workforce – staff reinstatement costs run at circa 150% of salary.

This cost is compounded by labour market conditions, which can best be described as tight, given the UK is currently running at record levels of employment. Crucially, there are specific skills and talents required by modern businesses as they react and respond to a digital age.

Recruiting the technical and creative talent required is costly, competitive and cannot be compromised. In this sense, real estate becomes part of a corporate talent strategy whereby the quality of the workplace, its vibrancy, amenity, services and its ability to accommodate different ways of working are all integral to winning the ‘war for talent’ and thus support business competitiveness.

Increasing cost sensitivity

Although representing no more than 15% of an occupier’s cost base, real estate is a tangible cost that can be measured and monitored. It will be scrutinised and there will be a cost sensitivity that shapes market demand



going forward. But there are two clear distinctions from the cost sensitivity of the past.

First, the occupier’s focus is firmly on total occupational costs – not just rental costs – and as such business rates and service charge costs are also considered.

Second, and linked to the points already made, real estate costs will not be considered in isolation. We will not return to the approach immediately following the Global Financial Crisis when real estate costs were attacked and taken back to such an extent that they actually compromised staff productivity. Businesses will be more accepting of real estate costs where a clear linkage can be made to mitigating costs in other areas of the business such as the cost of lost output or talented staff.

A decision which can shape corporate culture

Businesses are rapidly responding to the twin pressures of a relatively low growth economic environment and the disruptive effects of both digital and emerging technology. The latter is emboldening new market entrants

across a range of sectors which further challenge the premise and performance of many traditional businesses.

This requires transformation - a transformation in the talent pool driving the business, as well as one altering the underlying corporate culture. Real estate matters in this respect. For example, many established businesses need to respond to more collaborative work-practices as well as the need for more innovative behaviours within the business.

The configuration, character and style of the workplace are essential in embodying and facilitating this transformation.

So, what at first glance appears to be a relatively simple decision-making process is in fact an ever more complex endeavour. Real estate decision making is strategically significant, balancing costs against operational needs, and is at the very forefront of attempts to transform the workforce and culture of business. Places and spaces that attract and retain talent will, for the modern occupier, be worth their weight in gold. ■



09:12

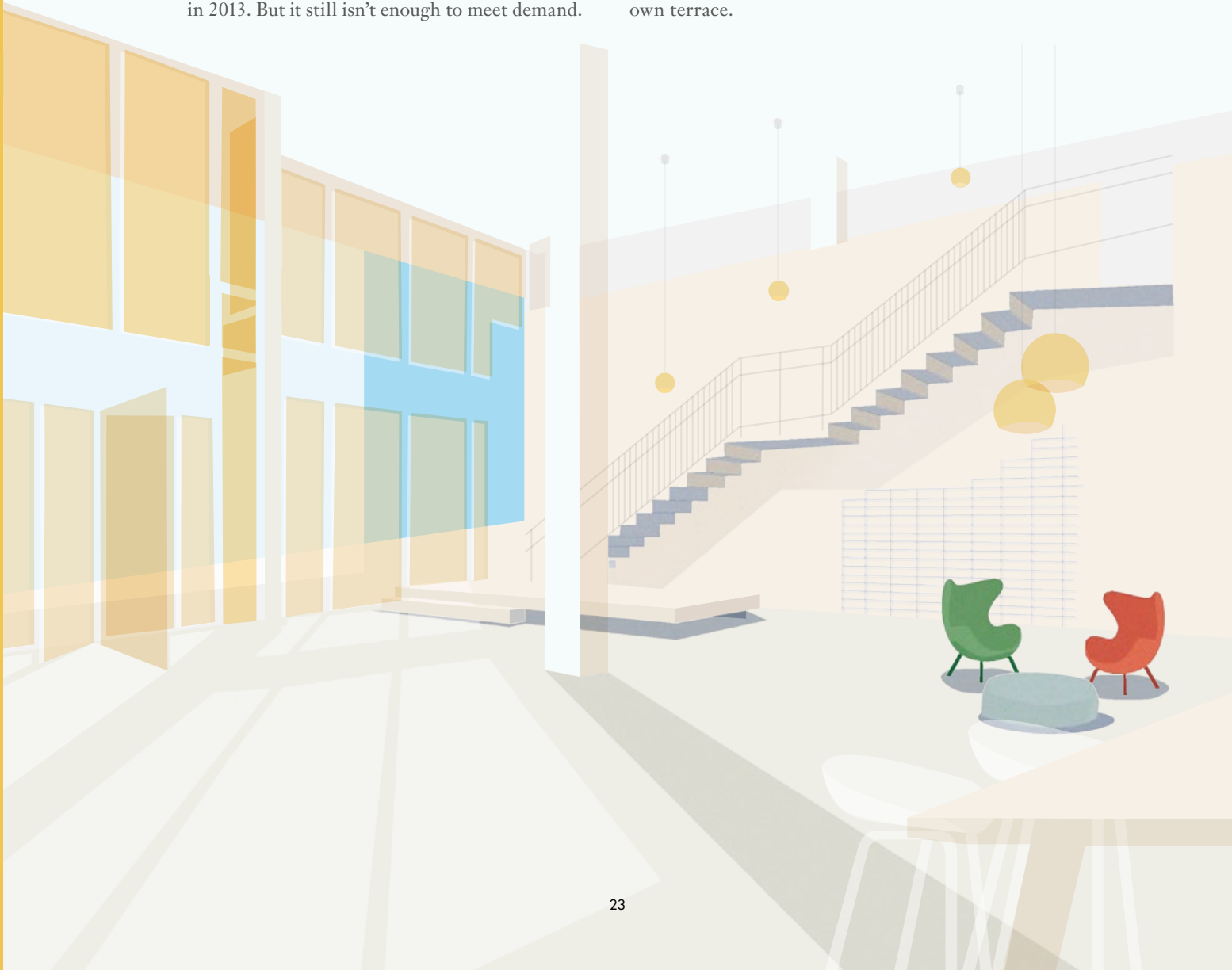
BRAINSTORM YOUR
NEXT BIG IDEA

The lower floors of Windmill Green are home to a dedicated coworking space. A place for community groups, charities, local artists, start-ups and entrepreneurs to collaborate and create in an inspiring, supportive environment.

By 2018, it's estimated that 1 million people around the world will be using coworking space. As a result, the number of coworking spaces is on the rise - they grew to 7,800 in 2015 from 3,400 in 2013. But it still isn't enough to meet demand.

Currently, Manchester only has a small number of shared office spaces.

That's why, at Windmill Green, we want to create an accessible, diverse community, with access to everything the building has to offer, from the ground floor café and the excellent cycling facilities, to the beautiful roof terrace and its stunning views over the city. For a breath of fresh air, the first floor will even have its very own terrace.



A FLEXIBLE WORKSPACE

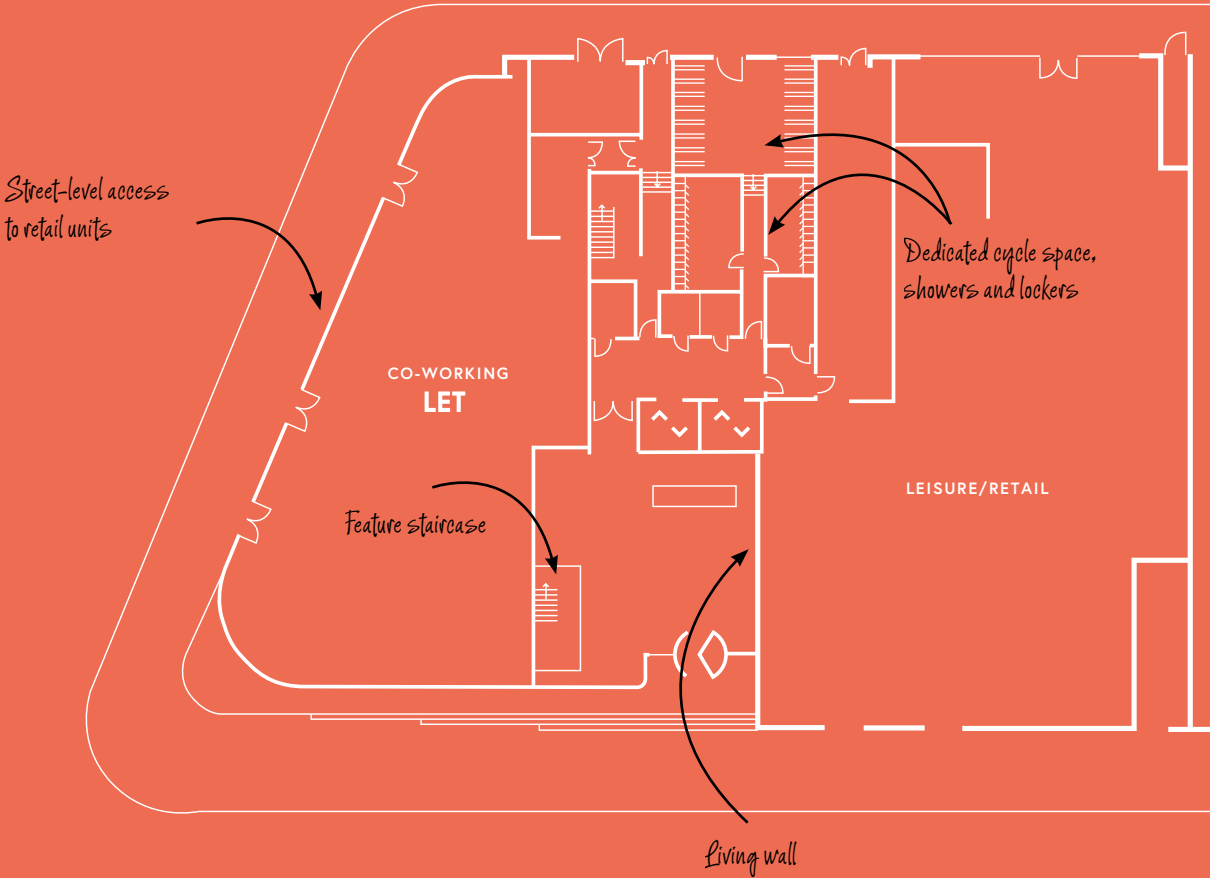
Windmill Green helps you create a unique and inspiring working environment. Nip to the café for an informal meeting, have a catch-up in one of the communal spaces or brief your team on one of Manchester’s best roof terraces.

This is a workspace that gives you everything you need to crack on and get things done. A space designed to work for you, however you like to work.

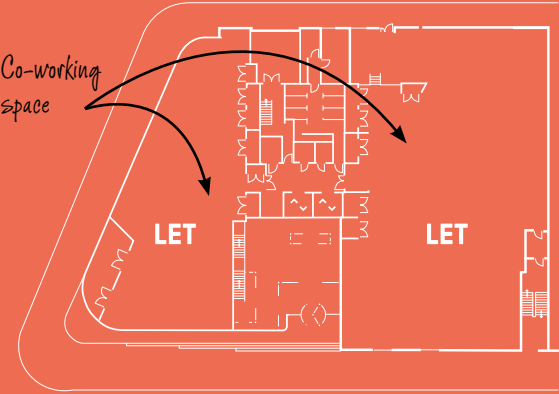
N.B: Areas are estimates only and will be subject to final scheme, planning and measurement at practical completion

	USE	IPMS 3	
		SQ M	SQ FT
GROUND FLOOR	LEISURE/RETAIL	519	5,588
	CO-WORKING	332	3,578
	RECEPTION	97	1,048
Ground floor total		948	10,214
1ST FLOOR	CO-WORKING	932	10,032
2ND FLOOR	OFFICE	1,182	12,724
3RD FLOOR	OFFICE	1,184	12,753
4TH FLOOR	OFFICE	1,185	12,755
5TH FLOOR	OFFICE	1,185	12,757
6TH FLOOR	OFFICE	904	9,736
7TH FLOOR	ROOF TERRACE	107	1,160
Total		7,627	82,131

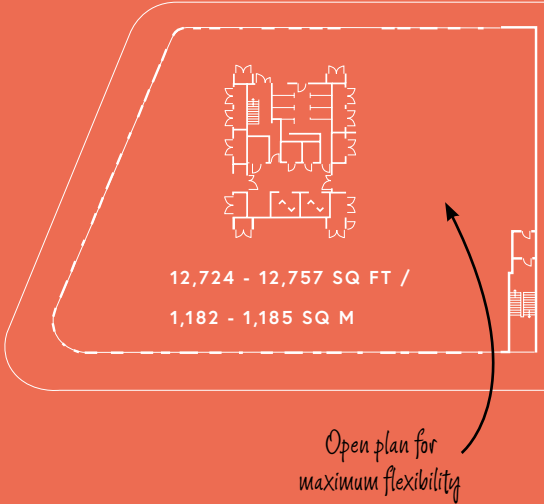
GROUND FLOOR



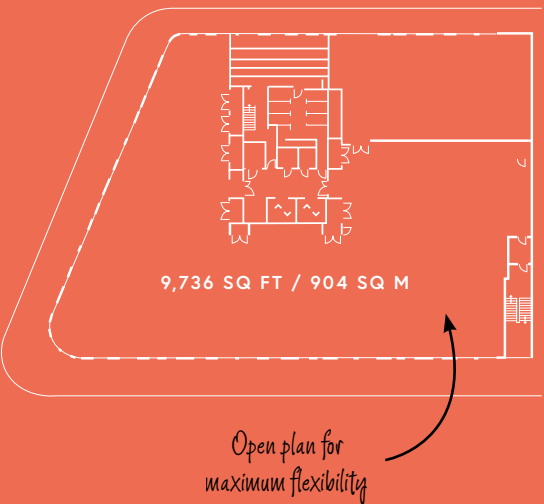
1ST FLOOR



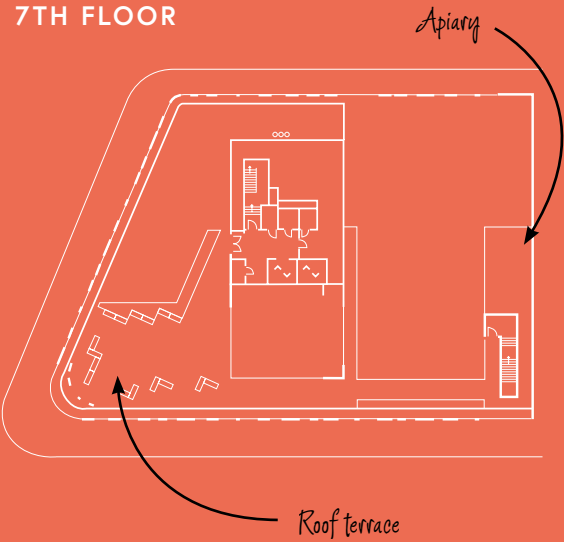
2ND - 5TH FLOOR



6TH FLOOR



7TH FLOOR



11:26

POP UPSTAIRS FOR A
QUICK MEETING





12:27

SIT DOWN TO LUNCH
WITH YOUR COLLEAGUES



IN THE BEATING HEART OF THE CITY

A stone's throw from Manchester Central and Manchester Town Hall, Windmill Green really is at the heart of the city. Its facilities give you everything you need to cycle to work, but its brilliant location makes it equally easy for you to bus in, drive in or grab the train.

You can jump off the tram in St Peter's Square and walk here in just one minute. And with more and more people opting to live in the city centre, you might even be able to roll out of bed and walk to work.

And being based in the heart of Manchester's Cultural Quarter, there are a whole host of things to do and places to visit right on your doorstep. Lose yourself in the latest page-turner at Manchester Central Library, take in an exhibition at Manchester Art Gallery or listen to some classical music at the Bridgewater Hall.



15:14

MEET A FRIEND DOWN BY
THE LIVING WALL

THE JOY OF CYCLING

Pedal power is on the up. More and more people in the UK are ditching the car and hopping on their bikes.

Cycling to work is an increasingly popular way to commute - according to British Cycling, more than 2 million people across the UK now cycle at least once a week. And with initiatives like the government's Cycle To Work scheme, as well as massive investment in cycling infrastructure from local government bodies like Transport for Greater Manchester, the two-wheeled revolution is set to really take off.



Manchester, home to British Cycling, has seen 60km of new cycle lanes since 2013, with another 45km set to be completed by 2018. And with Mobike - a popular bike sharing scheme - launching across the city, cycling to work is easier and safer than ever.

Not only will cycling save you some serious pennies on your weekly commute, it could also extend your life. A recent study by the University

of Glasgow published in the British Medical Journal, shows that those who cycle have 46% less chance of getting heart disease and 45% lower risk of developing cancer, compared with those who commute by driving or using public transport. And the further the commute, the greater the health benefits. Which is a pretty compelling argument for ditching the car keys or season ticket and donning the lycra.



“You need to get to work every day, so if you built cycling into the day it essentially takes willpower out of the equation.”

Dr Jason Gill, University of Glasgow

So cycling to work could even save you splashing out on that pricey gym membership.

There are plenty of other benefits to cycling. Research shows that by commuting by bike, you'll get to work in half the time of your colleagues who drive in. Which means extra time in bed. And when you're in bed, you'll probably find you sleep better.

A study by Stanford University School of Medicine asked sedentary insomnia sufferers to cycle for 20-30 minutes every other day. The time required

for the insomniacs to fall asleep was reduced by half, and sleep time increased by almost an hour.

If you've got a big meeting or need to bash out some seriously good creative ideas, cycling to work is a great way to get the old grey matter warmed up. Cycling actually helps build new brain cells. Researchers from the University of Illinois found that a 5% improvement in cardio-respiratory fitness from cycling resulted in an improvement of up to 15% in mental tests. Not only that, but according to a study from the University of Bristol, people who exercised before work improved their time and workload management, and increased their motivation and ability to deal with stress.

What are you waiting for? There's no better time to get those legs pumping and release some endorphins on your way to work. ■



18:46

HEAD TO THE ROOF TERRACE
FOR A COCKTAIL AND SAY
HELLO TO THE BEES

Head up to the 7th floor and you'll find yourself on Manchester's best roof terrace. This communal space is open to everyone in the building all year round and offers stunning 360-degree views of Manchester's skyline and some of the city's best architecture.

It's the perfect space to grab some fresh air, hold an informal meeting, socialise with colleagues or entertain clients. You can even pop up and see how the bees in our hives are getting on, as there's an apiary up there too.







From the start of your day to the end, you’ll find moments of energy, inspiration and community at Windmill Green. We decided to bring these moments to life.

To give us a hand, we partnered with Manchester’s Shillington College to give their recent graduates the opportunity to gain some valuable real work experience, and in the process, put their own creative stamp on these individual moments at Windmill Green. Mehul Patel, Katie Neal and Marceline Chai worked with us to create a suite of unique and inspiring designs.

While their creations are initially being used on the hoardings that surround our construction - a first for Manchester - you’ll soon see them featured throughout the finished building itself. Because we believe being surrounded by creativity can spark creativity. And Windmill Green is designed to be a space that inspires and celebrates that creativity.



KATIE NEAL

Katie completed a degree in Architecture at Leeds before studying Graphic Design at Shillington College. She now works as a Product Designer for a large giftware company.

“I love to incorporate handmade elements into my work, and chose simple pen illustrations to reflect Windmill Green’s fresh, modern design. The floral elements are intertwined and connected to represent the harmonious nature of the building. And of course, the hexagonal shapes were inspired by the rooftop bee apiary.”



MEHUL PATEL

After completing a degree in Architecture, Mehul undertook internships in China and Malta before studying design at Shillington College. He now works at a tech startup in Sheffield.

“I found the Windmill Green brief really inspirational, especially given the large format and the fact hundreds of people would be walking past every day. I used a varied colour palette to create a bold, playful design that reflects the breadth of what the building has to offer.”



MARCELINE CHAI

Marceline is a graphic designer and colour lover, who after graduating from Shillington College, now works at a digital agency in East London.

“I’m inspired by cities, diverse cultures and the little moments of daily life. The design for Windmill Green was simple - to create delightful moments people will feel when they spend time in the building. After all, it’s not just ‘another new building’ in Manchester City Centre - it offers a whole new atmosphere and way of working.”

TECHNICAL SPECIFICATION



Heat & Power

Raised access floor
Pressurised underfloor Denco system
Bespoke design LED consuming sub-5 W/m² of energy
Designed for 1:8 occupancy



Sustainability

BREEAM “Outstanding”
EPC B
WELL Silver rating



Amenities

5 showers
(2 male, 2 female, 1 fully accessible)
17 locker units
6 WCs and 1 disabled toilet per floor



Amenities

Manned reception, 24/7 fob access
Two 17-person lifts
40 cycling facilities plus maintenance station



Measurements

5.5m double height reception
2.8 to 3.3m floor to ceiling height



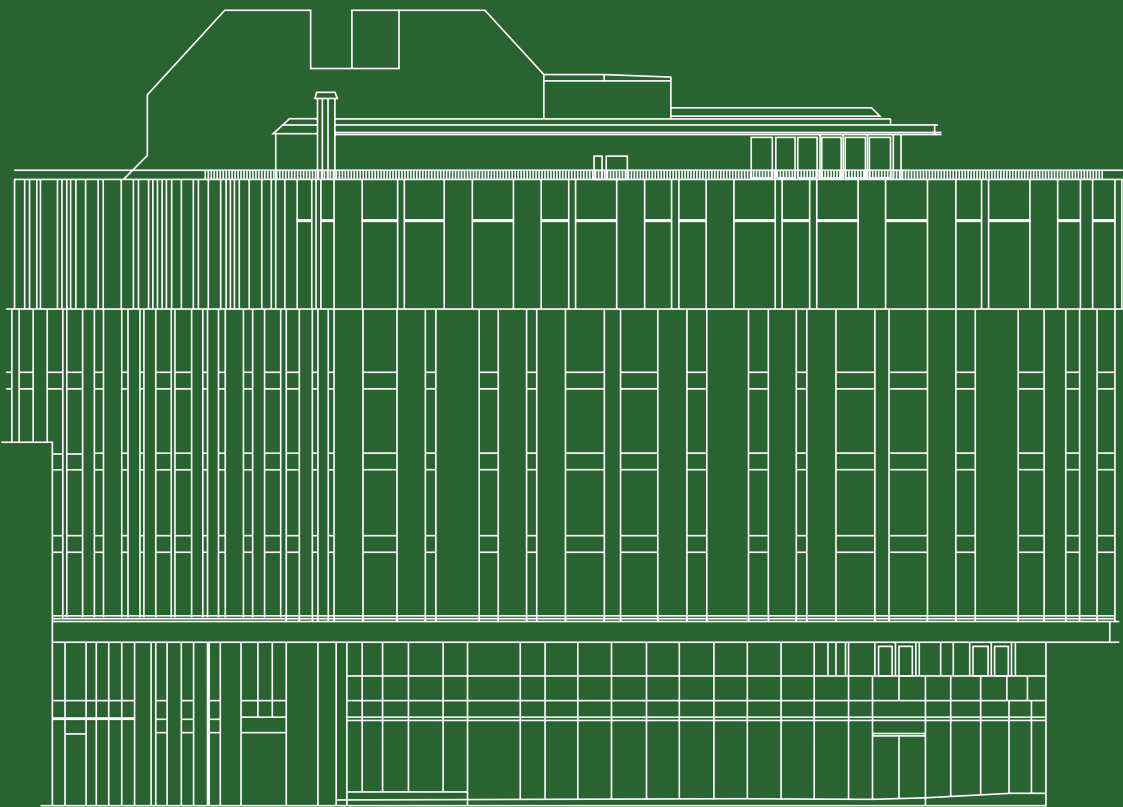
Cool Rooftop Space

2,350 sq ft communal roof terrace
1,160 sq ft roof pavilion



Enhanced Connectivity

WiredScore “Platinum”
Secured server room
Two separate comms risers with individual cable trays for each floor
Dark fibre pulled in both risers and available for tenant to tap into
Microwave interconnection for instantaneous day one connectivity
Building-wide free wifi





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