



WINDMILL GREEN

EST. 2016

**MANCHESTER'S
FINEST
HEADQUARTER
OFFICE
BUILDING**

www.windmillgreen.com



WHAT MAKES WINDMILL GREEN DIFFERENT?

From the start of your day to the end, you'll find moments of energy, inspiration and community at Windmill Green.

Everything about Windmill Green is designed to make it a flexible, collaborative environment. It's a place that helps people get more from their lives by giving them a varied, stimulating workplace that really fires them up. Flexible so businesses can create individual spaces that are 'them' through and through. A concierge team driving building-wide benefits and events, and socially impactful connections that help create an authentic community.

It's a building that breeds sociability, with fantastic communal areas and a roof terrace. Environmentally, it's as forwardlooking a workspace as it gets. The building has a BREEAM sustainability "Outstanding" rating – the first multi-let office in Manchester to achieve this – and has been rated the most cycle-friendly building in the city.

Central, adaptable and sustainable, Windmill Green helps energetic companies create a place that's going to attract the best talent in town.

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

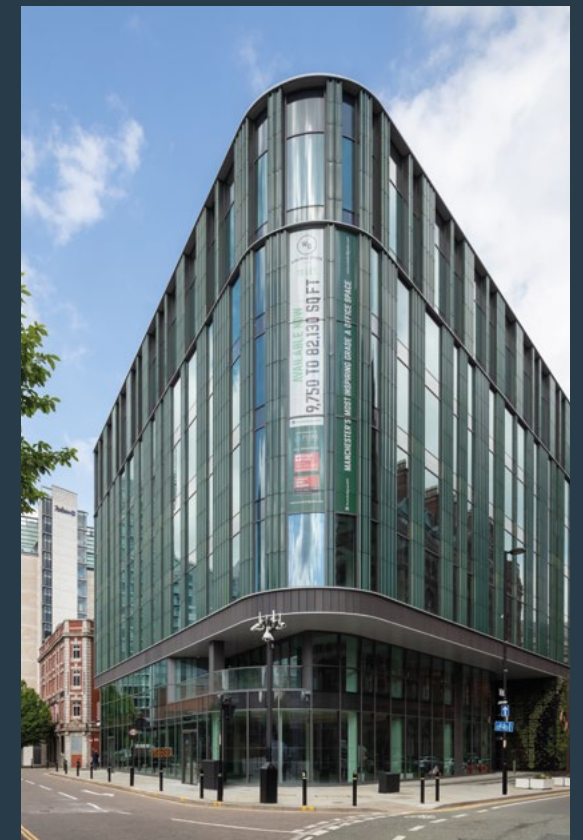
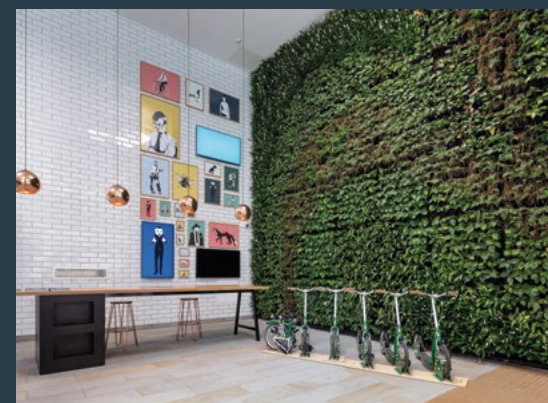
We think a workspace
should reflect you -
the people who work there.
It should be flexible enough
to adapt to your needs.



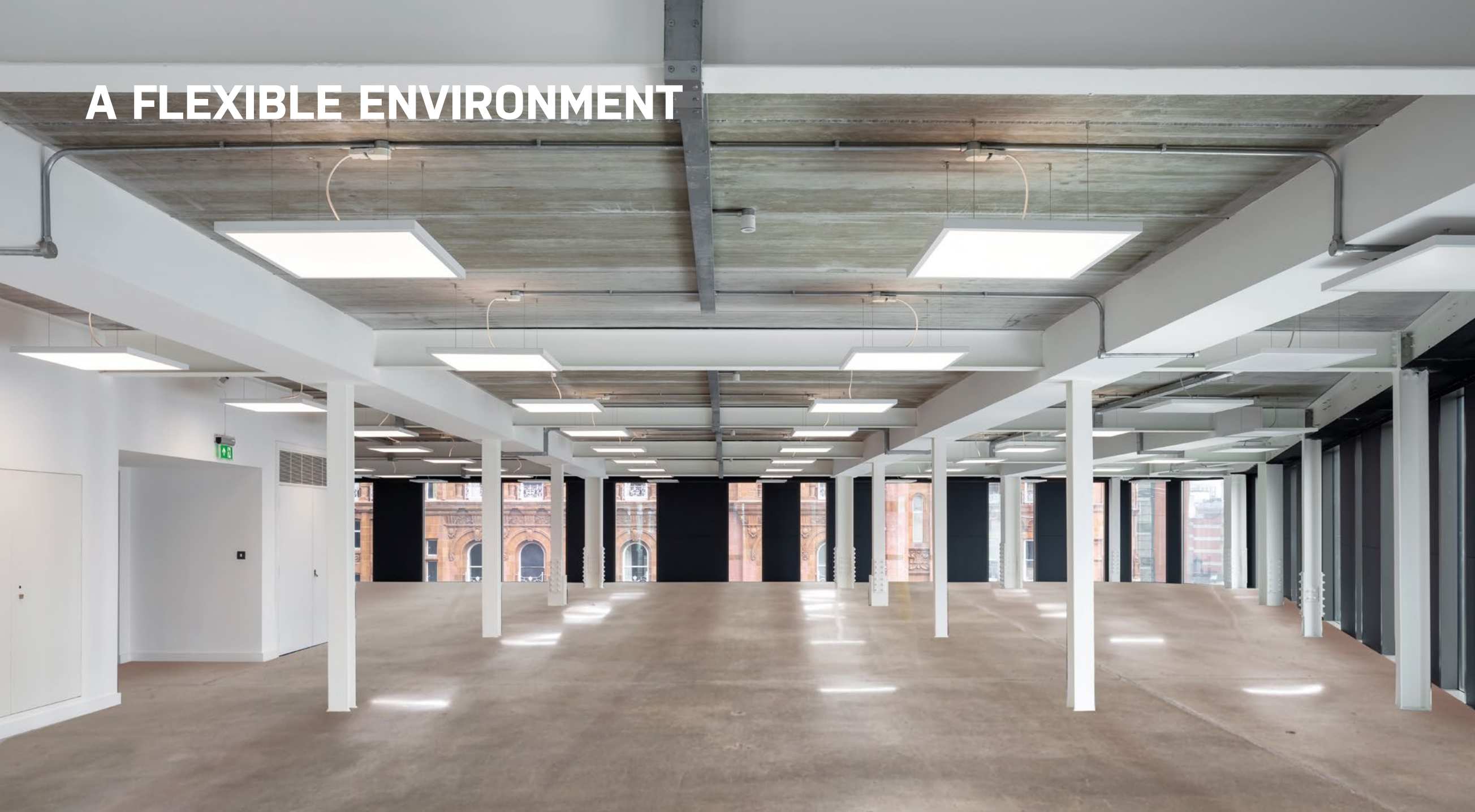
We want to look after the planet

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.

INSPIRING OFFICE SPACE



A FLEXIBLE ENVIRONMENT





MEASUREMENTS

5.5m double height reception
2.8m to 3.3m floor to ceiling height
Raised access floor
Designed for 1:8 occupancy
Two 17-person lifts



SUSTAINABILITY

BREEAM “Outstanding”
EPC B
WELL “Silver” target
8.1 kW solar array
14 metre green wall
Bespoke LED lighting
consuming sub-4 W/m² of energy



COOL ROOFTOP SPACE

2,350 sq ft communal roof terrace
1,160 sq ft roof pavilion
Apiaries for resident bees
Presentation space for 60 people



RECEPTION

Manned reception, 24/7 fob access
On site concierge services
Community events
District building app

OUTSTANDING FEATURES



HEAT & POWER

Pressurised underfloor Denco system
550 kVA power



AMENITIES

5 showers (2 male, 2 female, 1 fully accessible)
32 locker units
6 WCs and 1 disabled toilet per floor
Swift scooter fleet free to use
40 bike racks plus maintenance station
Cycle Score “Platinum”, rated
Manchester’s best cycling facility



ENHANCED CONNECTIVITY

WiredScore “Platinum” rated
Secured server room
Redundant 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
Free WiFi in common areas

CHANGE THE WORK CYCLE

Manchester is a great city for cyclists, with new cycle lanes making it even safer and easier to get in and around 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 showers and chuck your stuff in a secure locker. And if you get a puncture, you can use the maintenance stand.

We've even installed a Brompton vending machine outside the building so you can hire a quintessential folding bike for a day, a week or more.

Our facilities have gained the prestigious Cycling Score's top award, with Windmill Green its highest ever ranked building in Manchester.



COOL ROOFTOP SPACE WITH PAVILION

COMMUNAL SPACE FOR ALL BUILDING OCCUPIERS





DEANSGATE

BEETHAM
TOWER

GREAT NORTHERN
WAREHOUSE

PETER
STREET

MANCHESTER
CENTRAL

WINDMILL
STREET

MIDLAND
HOTEL

CENTRAL
LIBRARY

TOWN
HALL

ONE PETER'S
SQUARE

OXFORD
STREET

WG

ST PETER'S
SQUARE

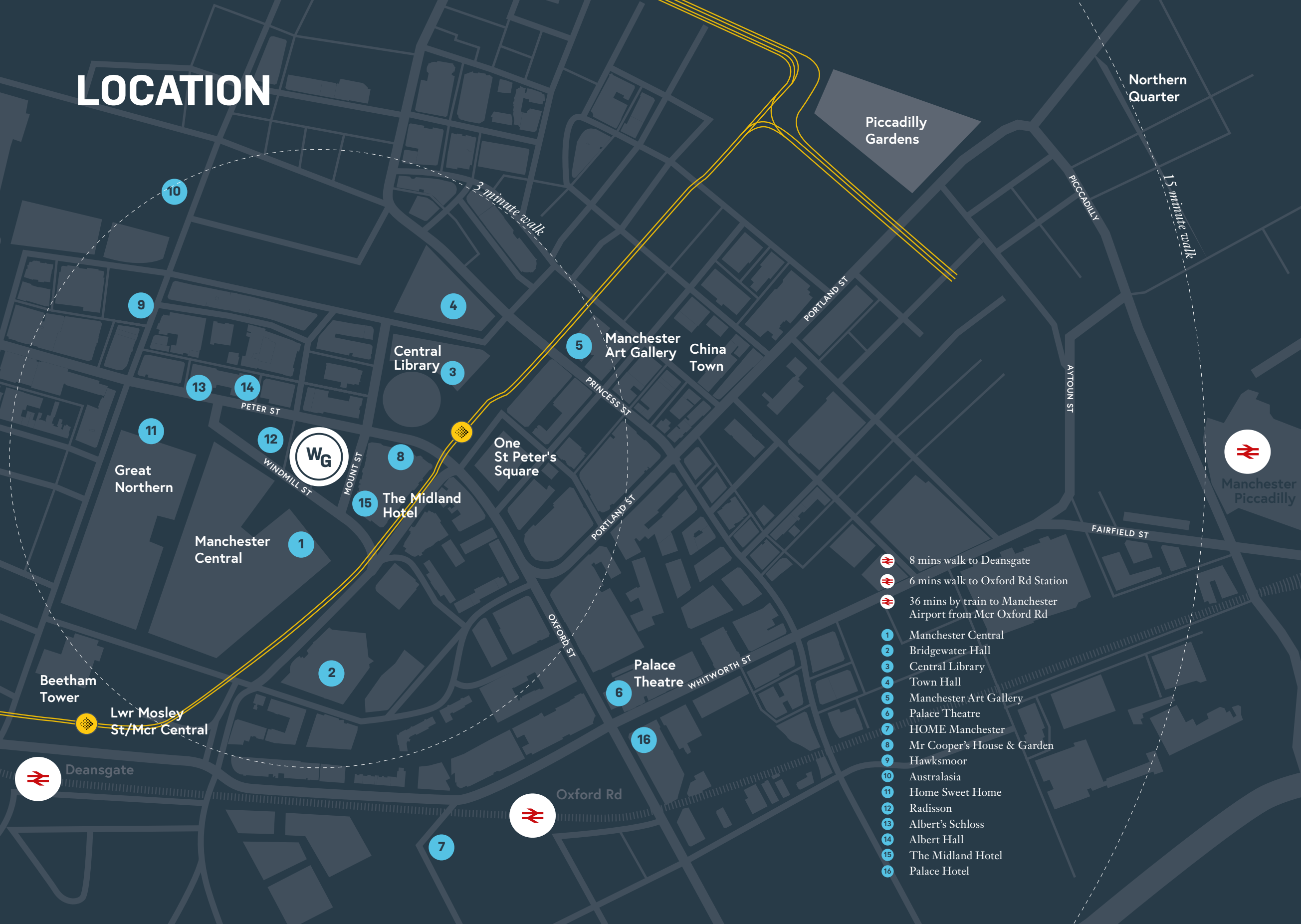
DEANSGATE
CASTLEFIELD

DEANSGATE

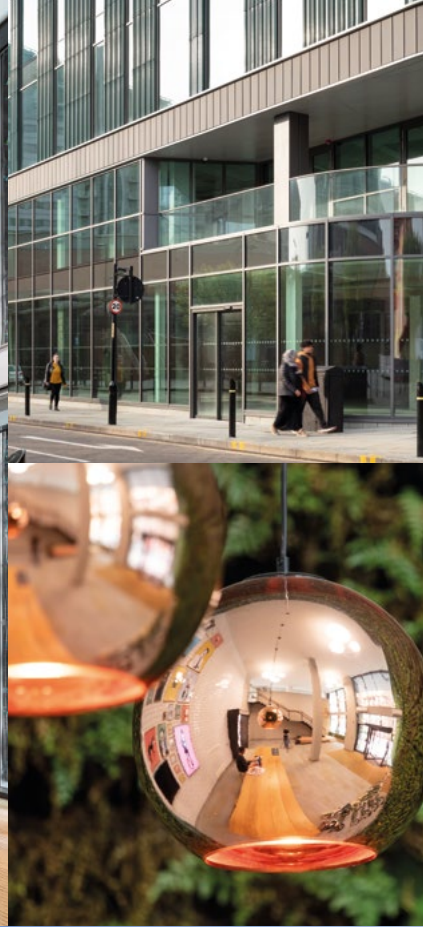
OXFORD RD



LOCATION









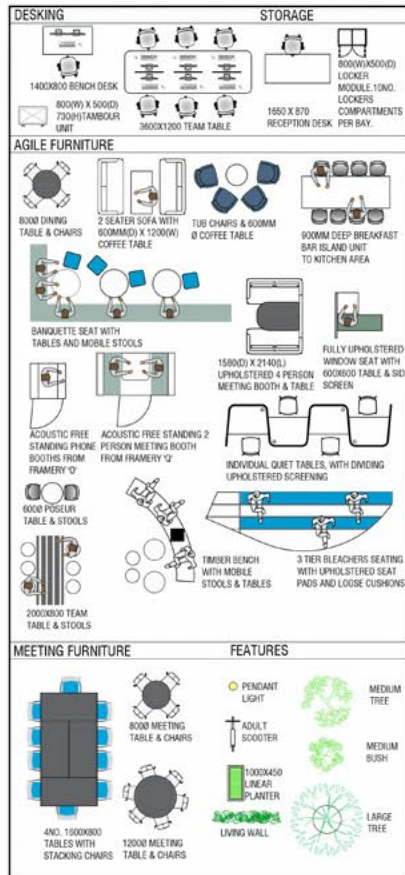
AVAILABILITY SCHEDULE

	USE	SQ M	SQ FT
GROUND FLOOR	LEISURE/RETAIL AVAILABLE	515	5,541
	LET TO HANA COWORKING	–	–
	RECEPTION	97	1,048
1 ST FLOOR	LET TO HANA COWORKING	–	–
2 ND FLOOR	LET TO HANA COWORKING	–	–
3 RD FLOOR	AVAILABLE	1,202	12,943
4 TH FLOOR	AVAILABLE	1,201	12,932
5 TH FLOOR	LET TO ODYSSEY INTERACTIVE	–	–
6 TH FLOOR	LET TO ONESTREAM	–	–
7 TH FLOOR	PAVILION + ROOF TERRACE	COMMUNAL	



INDICATIVE FLOOR PLAN

4TH FLOOR



INDICATIVE FLOOR PLAN

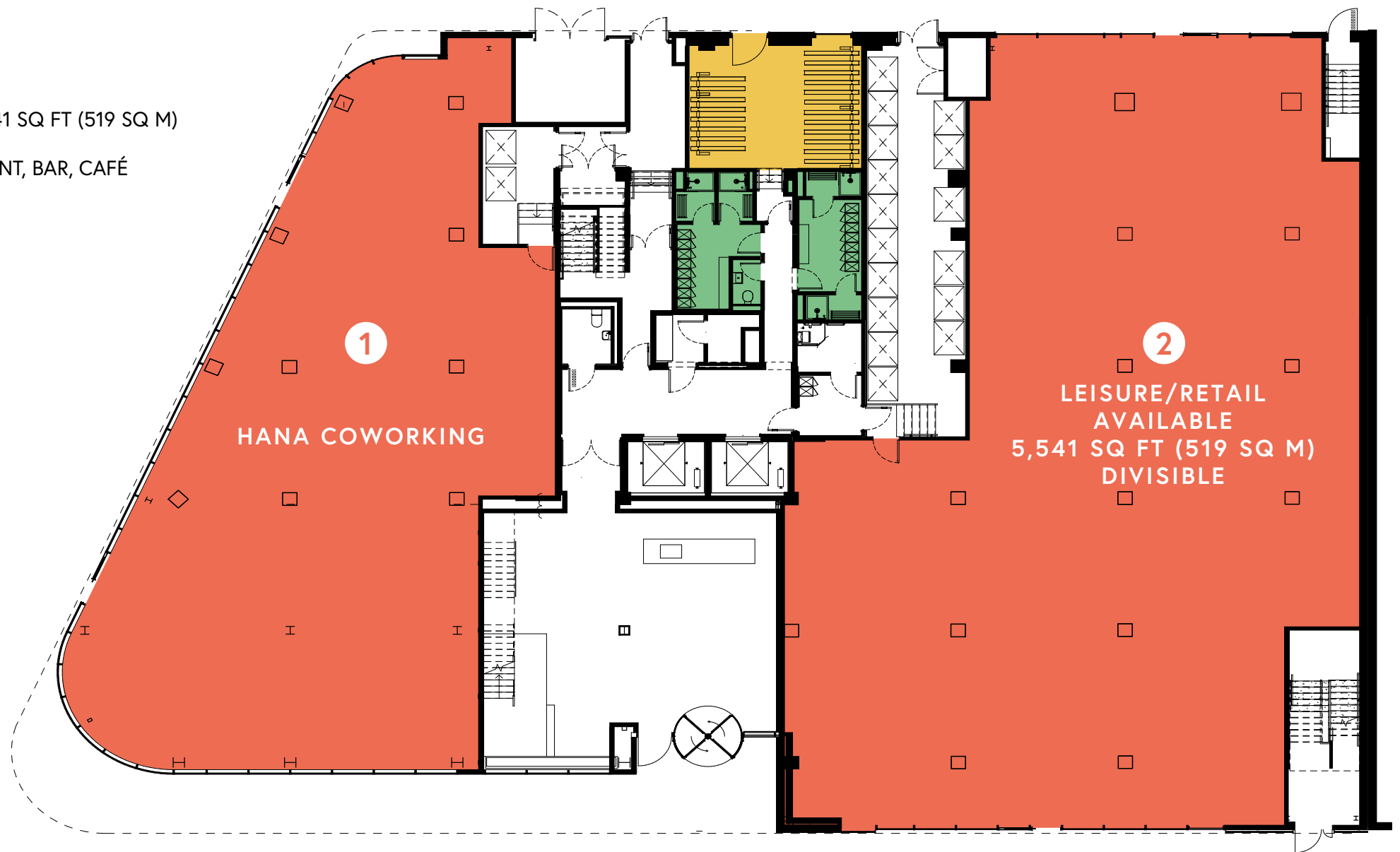
4TH FLOOR – 3D VIEW



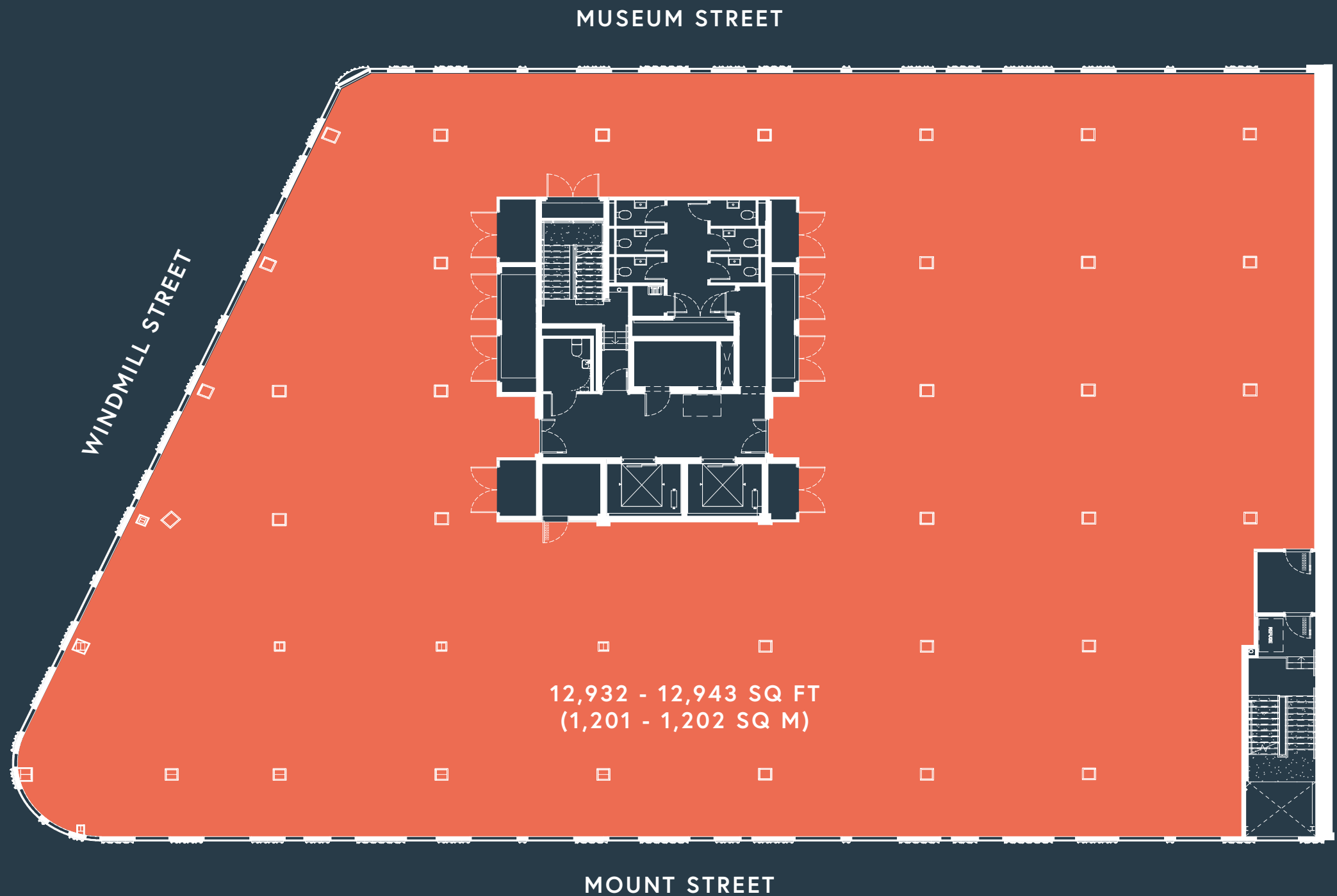
LEISURE / RETAIL OPPORTUNITY

GROUND FLOOR

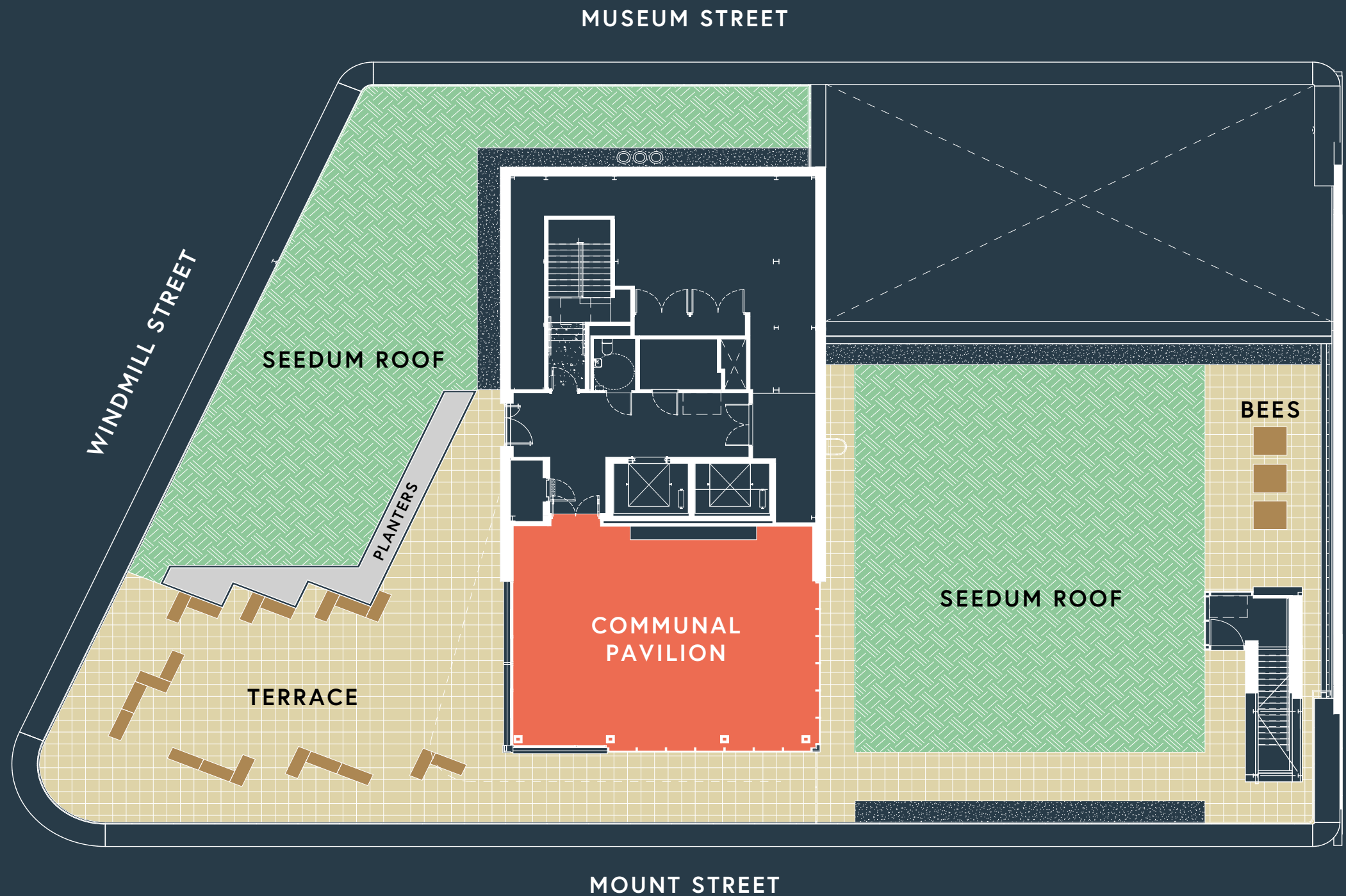
- 1 LET
- 2 LEISURE / RETAIL 5,541 SQ FT (519 SQ M)
SUITED TO RESTAURANT, BAR, CAFÉ
OR GYM USES.



3RD & 4TH FLOORS



7TH FLOOR





WINDMILL GREEN

EST. 2016

CONTACT DETAILS

A DEVELOPMENT BY



www.forepartnership.com

www.windmillgreen.com

ALL ENQUIRIES



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