

**MANCHESTER'S FINEST SUSTAINABLE OFFICE BUILDING**  
**GRADE A OFFICES AVAILABLE**



# **WINDMILL GREEN**

24 MOUNT STREET  
MANCHESTER M2 3NN



**citybee**

# GREEN CREDENTIALS

Windmill Green is among a new breed of forward-thinking offices that serve occupiers' dual need to reduce their carbon footprint and express their deeper social purpose, with an integrated approach to social impact in both design and day-to-day operation together with consideration of health and wellbeing.

The building is sustainable to its core, no other building in the city has been constructed to such exacting environmental standards - it is now the gold standard for refurbishment projects - providing space that can help occupiers foster creativity & innovation.



## WE PUT PEOPLE FIRST

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



## WE CARE ABOUT INTERACTIONS

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



## 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 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 THINK NO TWO DAYS SHOULD BE THE SAME

When it comes to a productive workspace, culture is everything. Based in the beating heart of Mcr, we're surrounded by the right stuff.



## 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.

WINDMILL GREEN  
EST. 2016



# AS MINDSETS SHIFT, WE SEE THE OFFICE EVOLVING INTO A SPACE THAT INSPIRES CONNECTION, CELEBRATES COMMUNITY AND WORKS IN HARMONY WITH THE ENVIRONMENT AROUND IT.

Spirited, dynamic and aspirational, our buildings champion the potential of people and place, and encourage sustainable values. With a view to bringing nature to the city, The rooftop here at Windmill Green features beehives to help honeybees flourish, while promoting biodiversity.



# SUSTAINABILITY & COMMS



## CYCLE SCORE

There is good news for cyclists as we are officially Manchester's most cycle friendly building with a Platinum CycleScore of 89%.



## WIREScore

We are WiredScore Platinum rated. We are proud to be one of only 10 buildings in Manchester, and amongst top 10% of all buildings ever certified by WiredScore. This ranks Windmill Green alongside buildings such as 22 Bishopsgate, The Shard and No.1 Spinningfields.



## BREEAM

BREEAM 'Outstanding'. The first multi-let office in Manchester to achieve the highest sustainability rating.

## EPC

Our EPC rating is B

## NODE

Windmill Green have partnered with Node to bring you the best telecommunications service

1. Choice of Internet Provider
2. Security
3. Digital Facility Management
4. Connecting Floors and Offices
5. Telecoms Concierge



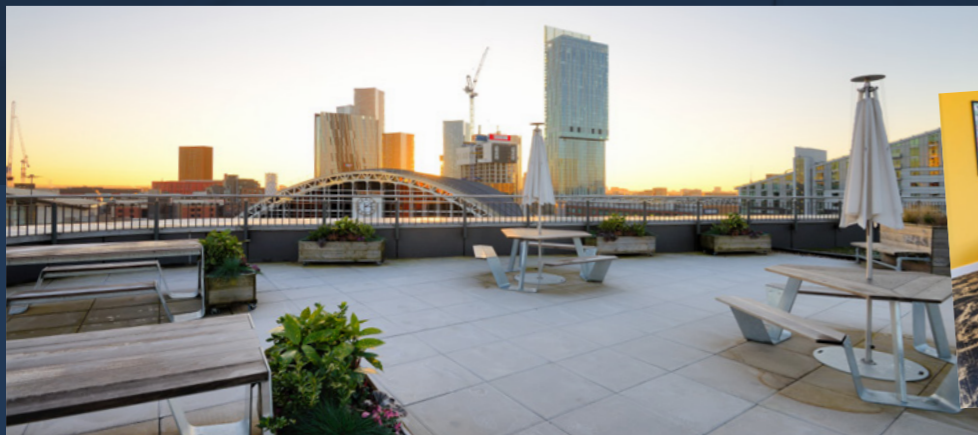
# Up on the Roof

**OPEN TO ALL OCCUPIERS, THIS UNIQUE OUTDOOR SPACE OFFERS A 360-DEGREE VIEW OF MANCHESTER'S SKYLINE. ONE OF MANCHESTERS BIGGEST ROOF TERRACES, HIGHLIGHTING SOME OF THE CITY'S BEST ARCHITECTURE.**

Whether you want a break from your desk or have a less conventional meeting, this is the place to be.



**REGULAR POP-UPS AND EVENTS**



# Break out!

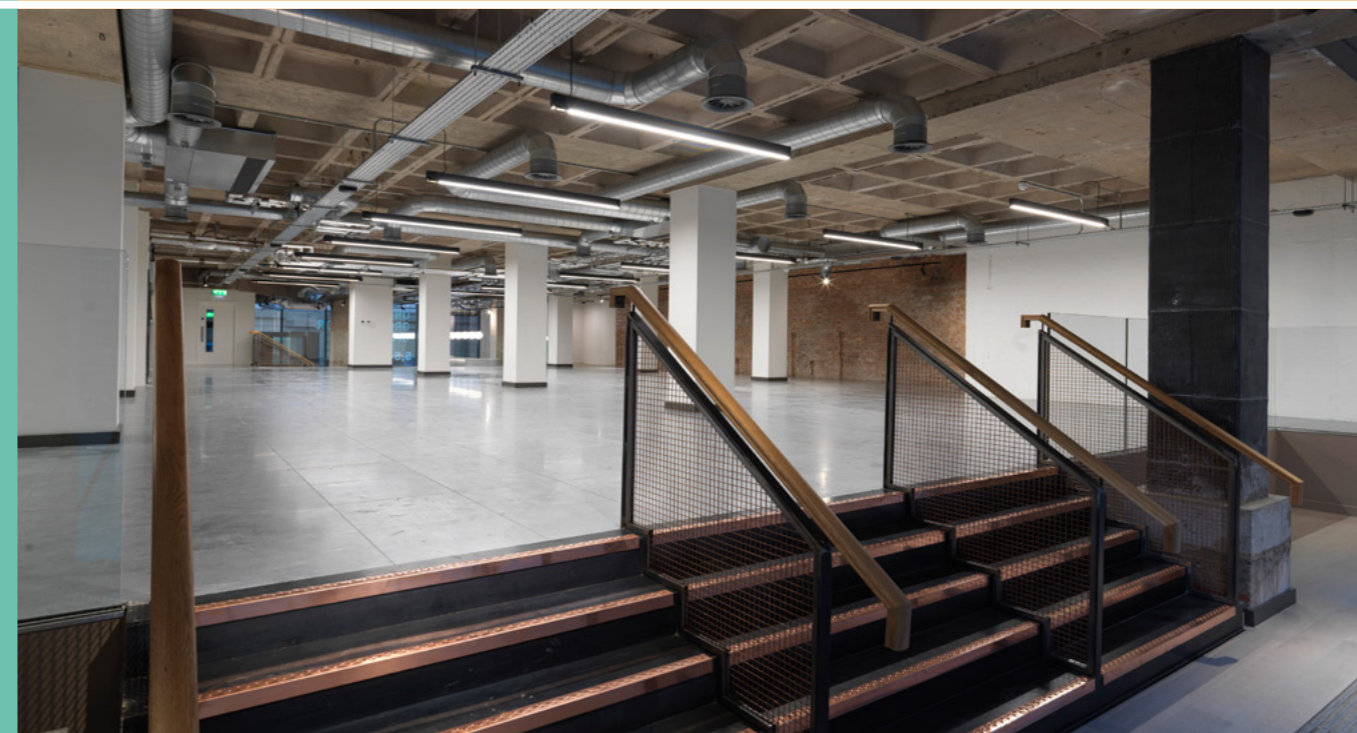
## SPECIFICATION

The building has the latest Grade A office specification and beyond including:

- Feature reception
- Two passenger lifts
- Raised access floors
- Significant level of full height glazing
- LED lighting with daylight dimming and presence detection
- Feature reception with 14-metre long green living wall (the largest in Manchester)
- Cycle facilities that have been awarded Cycle Score “Platinum” certification
- Bi-facial solar panels providing the entire Landlord’s lighting
- Highly efficient glazing system
- Sedum green roof
- Ultra modern water saving features
- Extensive smart metering network for real time energy consumption monitoring
- Denco air displacement air con system
- Apiary with thousands of busy bees producing Windmill Green honey
- Roof top pavilion and terrace reserved for all of the building occupiers
- Some of the best views in Manchester
- Swifty Scooters available for tenant use
- Brompton cycle hire pod
- Cutting edge connectivity, infrastructure and designed in resilience
- EPC rating B
- 24 hours, 7 days a week access

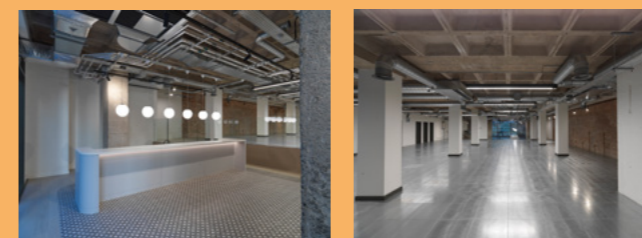
## AVAILABILITY

	USE	SQ M	SQ FT
Ground Floor	Office	515	5,541
	Let to Hana Coworking	-	-
	Reception	-	-
1st Floor	Let to Hana Coworking	-	-
2nd Floor	Let to Hana Coworking	-	-
3rd Floor	Fully Fitted Grade A Office	433	4,662
4th Floor	Office	1,201	12,932
5th Floor	Let to Odyssey Interactive	-	-
6th Floor	Let to Onstream	-	-
7th Floor	Pavilion & Roof Terrace		Communal
Total IPMS		2,149	23,135



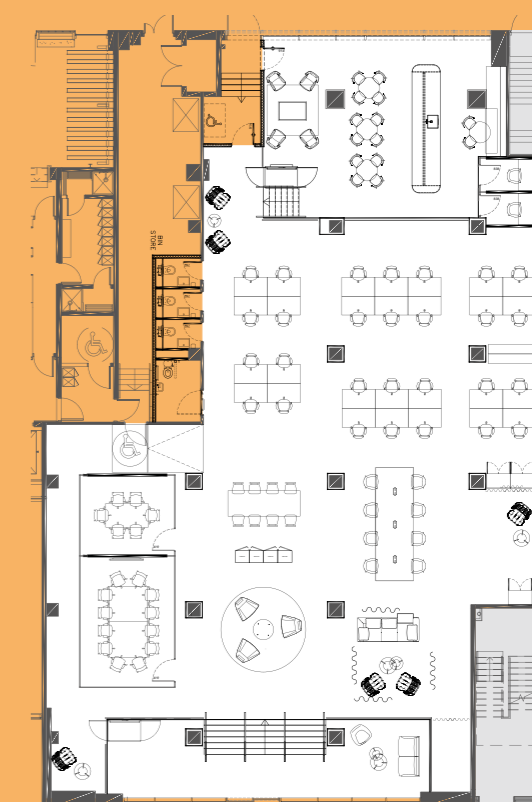
## GROUND FLOOR 5,541 SQ FT

The ground floor suite provides highly prominent office space fronting directly onto Mount Street, available for an occupiers bespoke fit out or a fully fitted package can be provided.



### WORKSPACE KEY

- 28 Workstations
- 16 Person high table (agile working)
- 12 Person presentation suite
- 1 Private meeting rooms (6 person)
- Meeting lounge
- Kitchen breakout - with breakfast counter & relaxed seating areas



ILLUSTRATIVE SPACE PLAN



# Fully-fitted WORKSPACE

**SUSTAINABLE  
WORKSPACES  
FOR THOUGHTFUL  
BUSINESSES.**

We offer space that is available for a bespoke fit out, or a fully fitted package can be provided. Our mission is to tailor every work space to the unique goals and ambitions of our business occupiers; ever evolving spaces that inspire; spaces companies can make their own.

The 3rd Floor has been fully fitted, including data connection, and is immediately available.

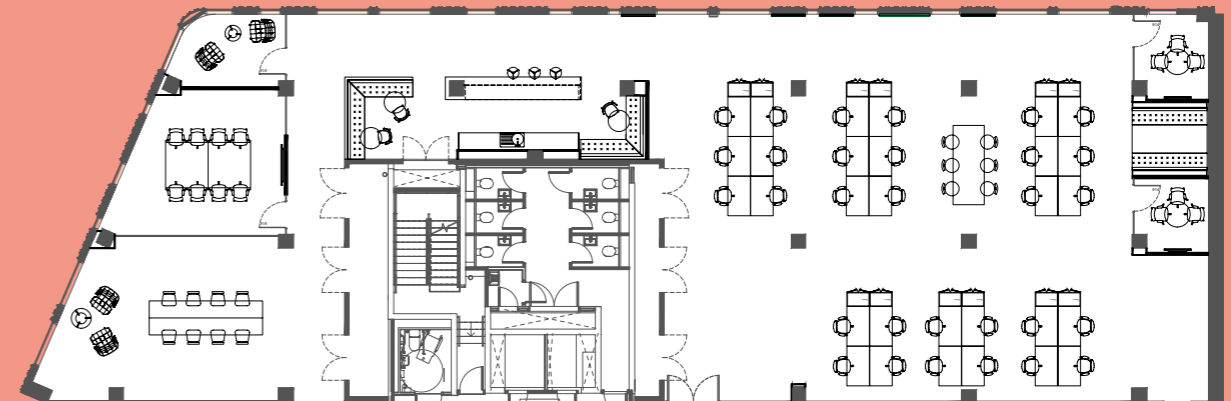




**3RD FLOOR**  
**4,662 SQ FT**

**WORKSPACE KEY**

- 30 Workstations
- 6 Person high table (agile working)
- 8 Person touchdown/meet & greet lounge
- 8 Person presentation suite
- Meeting lounge
- 6 Person booth
- 2 Private meeting rooms (3 person)
- Kitchen breakout - with breakfast counter & relaxed seating areas





# Flexible WORKSPACE

TAILORED  
TO YOU

- 2.8m to 3.3m floor to ceiling height
- Raised access floor
- Two 17-person lifts
- Significant level of full height glazing
- LED lighting with daylight dimming and presence detection
- Pressurised underfloor Denco system



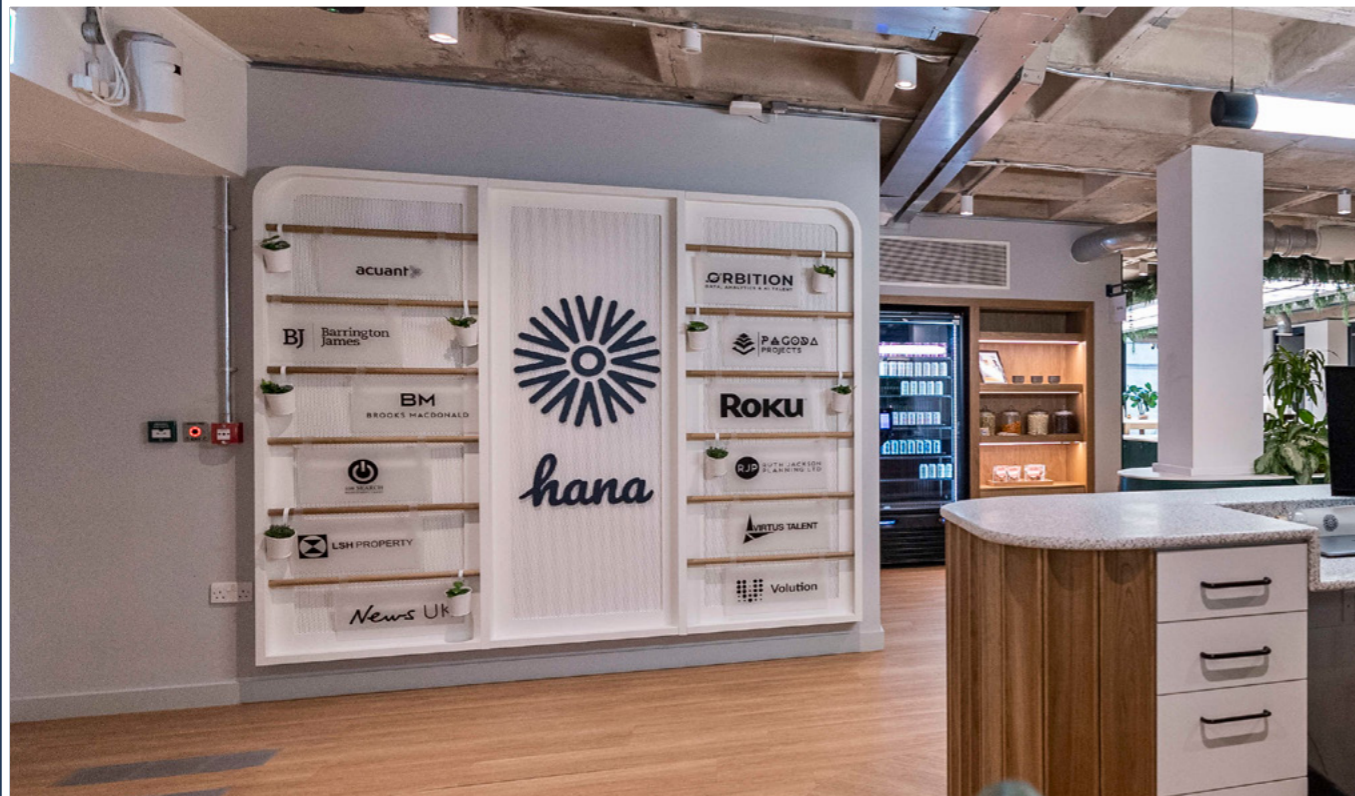
## 4TH FLOOR 12,932 SQ FT

### WORKSPACE KEY

- 144 Workstations
- Meet & greet /reception
- Agile working, team table & sticky seats
- Window lounge & seating areas
- Tiered seating
- 6 Four-person private booths
- 4 Meeting rooms
- 4 Window box seating pods
- 2 Training rooms
- 2 Four-person booths
- Kitchen breakout - with breakfast counter
- Tea point, lockers, print hubs, comms.



ILLUSTRATIVE SPACE PLAN

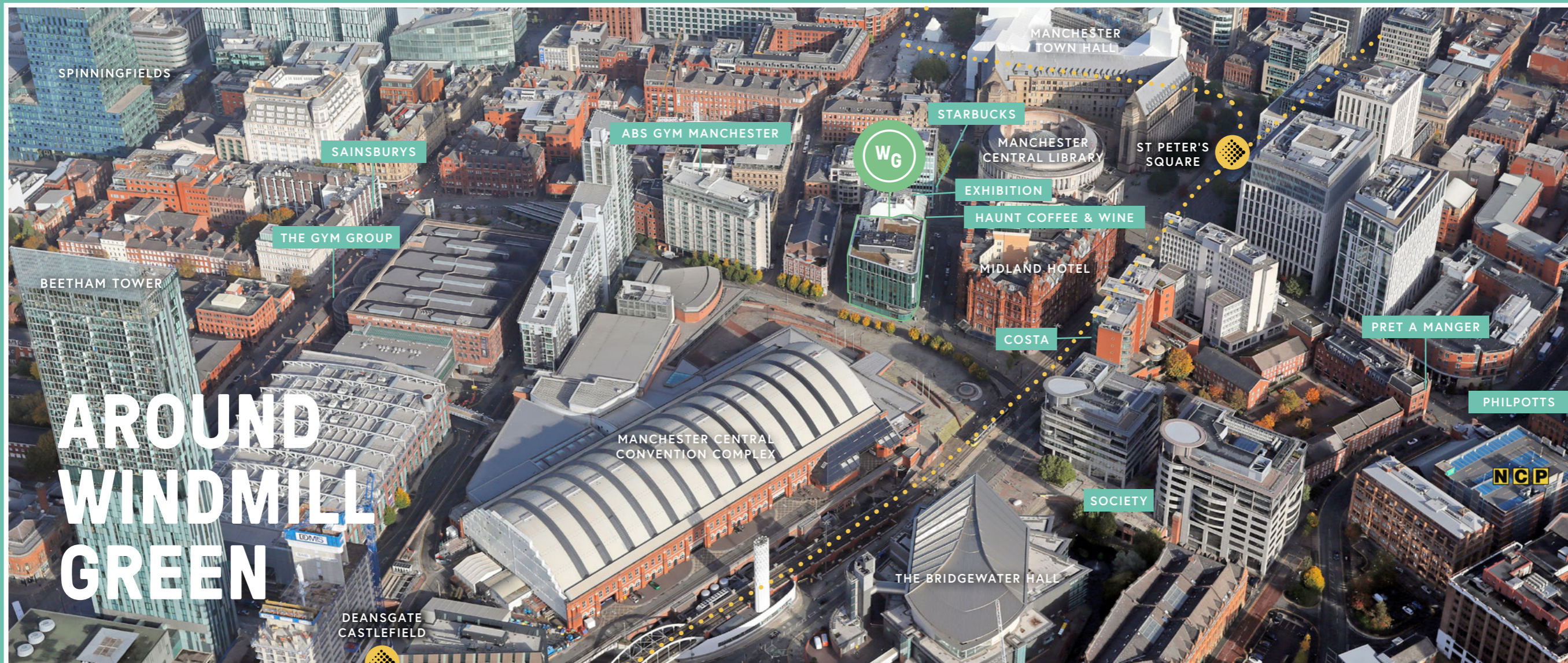


# Meet the NEIGHBOURS

At Windmill Green we understand that companies can thrive with social interactions and conversations between occupiers. We provide spaces throughout the building that encourages those opportunities to meet and collaborate.







# AROUND WINDMILL GREEN

## BEING PART OF THE WINDMILL GREEN COMMUNITY COMES WITH GREAT PERKS

We've organised a wide range of exclusive offers and discounts for you to enjoy, bringing you the best local hot spots and essential services that will make your life easier.

Pop down to our reception to get your WG discount card!



SOCIETY



MIDLAND



RUDY'S



ALBERT SCHLOSS



EZRA & GILL



EXHIBITION



HAUNT

... and much more!



# TRANSPORT

## WINDMILL GREEN CAN BE REACHED BY BUS, TRAIN AND TRAM

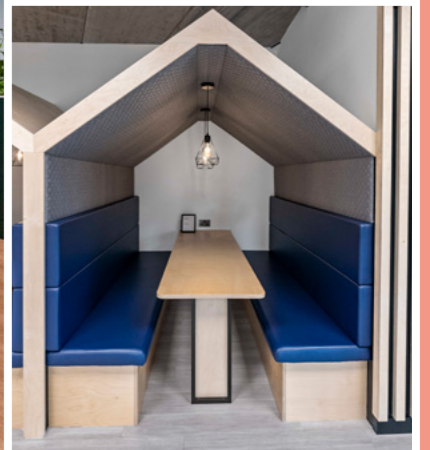
The closest mainline rail station is Manchester Oxford Road, which is a 7 minute walk away. This station is accessible for pretty much every train route!

The tram stop St Peter's Square is only a 2 minute walk away. From here, you can travel to Altrincham, Didsbury, Media City and north Manchester.

## MINIMISE CAR USAGE

We encourage all occupiers to make reasonable effort in putting in place processes to minimise car usage by implementing car sharing schemes, cycle to work schemes, video conferencing facilities.

If no other convenient mode of transport can be found, the site can be reached by car:  
<https://www.theaa.com/route-planner/route>.





# WINDMILL GREEN

24 MOUNT STREET  
MANCHESTER

WINDMILLGREEN.COM

## CONTACT

To arrange a viewing or for further information  
contact the joint agents:

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Asset Managed by

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Your Partner in Real Estate



**citybee**

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