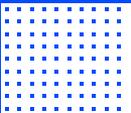
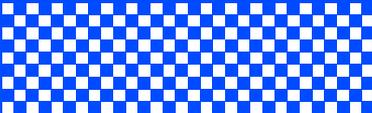


WHERE IDEAS BECOME REALITY



INNOVATION DISTRICT MANCHESTER



A highly connected, mixed use development opportunity of over 3.5m sq ft (325,160 sq m), in the centre of a city seeing major growth in demand for workspace, residential and hotels.



# The Opportunity

ID Manchester will be a dynamic, world-class community with innovation, collaboration and enterprise at its heart.

This trailblazing innovation district will transform central Manchester. The University of Manchester is looking for an investment and development partner to deliver its vision.

ID Manchester is the place for pioneers, located alongside a university with a track record of nearly 200 years of innovation. It was at The University of Manchester that the atom was split by Sir Ernest Rutherford, the world's first programmable computer was born, Alan Turing pioneered artificial intelligence and cyber security, and graphene, the world's first 2D material, was isolated.

This opportunity is unmatched in its size and scale in the UK's fastest growing city. ID Manchester will build upon a proud history of bold ideas, discovery and invention. It will attract the most forward-thinking, like-minded individuals and businesses with the chance to establish their UK HQ, start up or scale up their company, take on and benefit from disruptive technologies and ideas or simply come and enjoy this inspirational space.

The c.26-acre (10.5-hectare) ID Manchester opportunity is made possible because the University is relocating its teaching and academic research to its neighbouring main campus, where it has invested more than £1 billion in new buildings and facilities. The University has also invested in significant, new business-facing research facilities at the south end of the ID Manchester site and is now looking for a partner to develop the remaining c.16.4 acres (6.64 hectares).





Above  
The University's  
National Graphene  
Institute

Right  
The President of the  
People's Republic of  
China, Mr Xi Jinping,  
on a visit to the  
National Graphene  
Institute

Opposite  
The University of  
Manchester

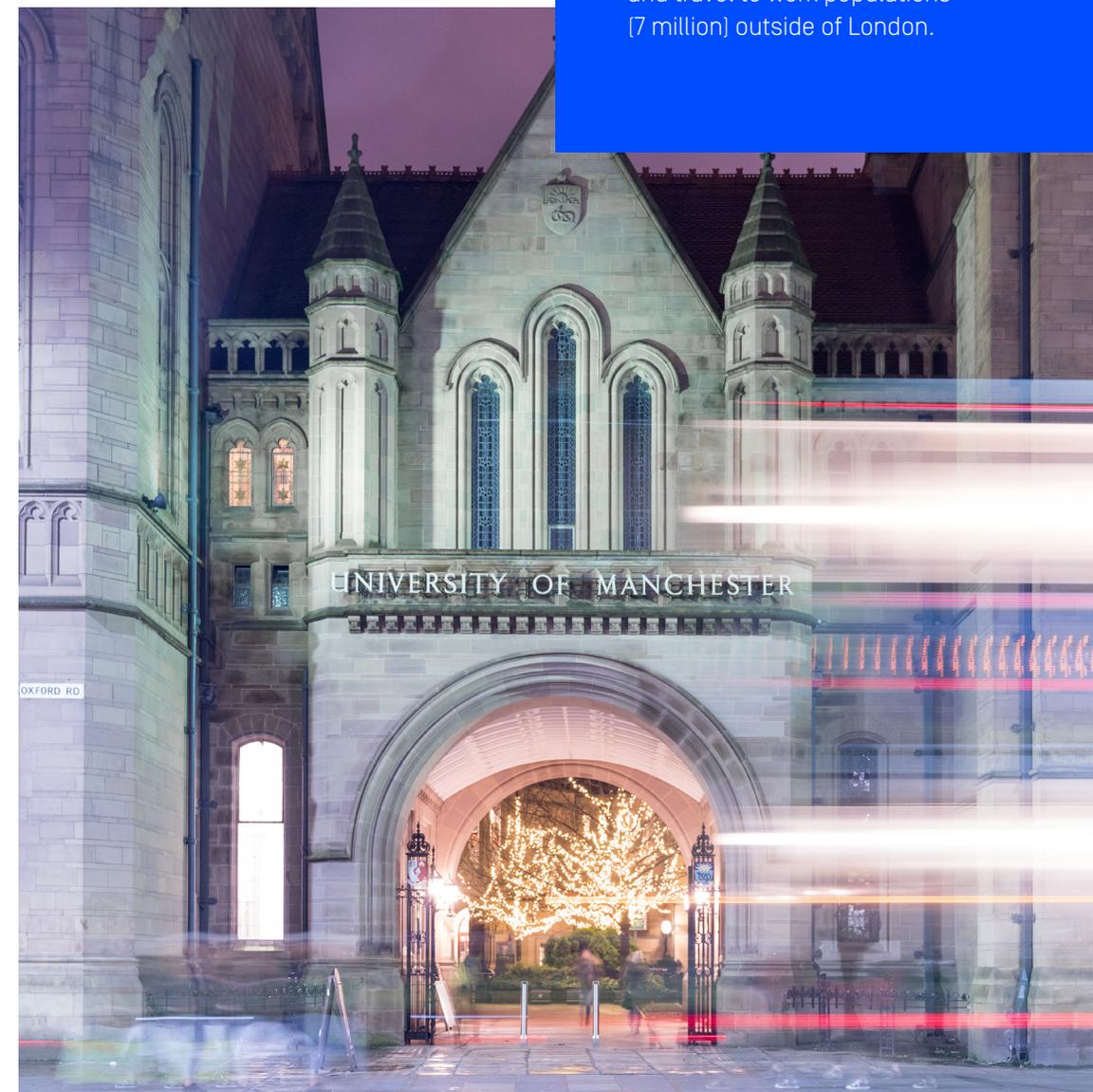


ID Manchester enjoys fantastic transport connections. It is adjacent to the Metrolink rapid transit system, the city's major rail hub with 50 trains a day to London and a future High Speed 2 (HS2) station, which is a major multi-billion-pound investment in the national flagship rail infrastructure. Manchester Airport – with direct flights to 225 destinations – is just 20 minutes away by train.

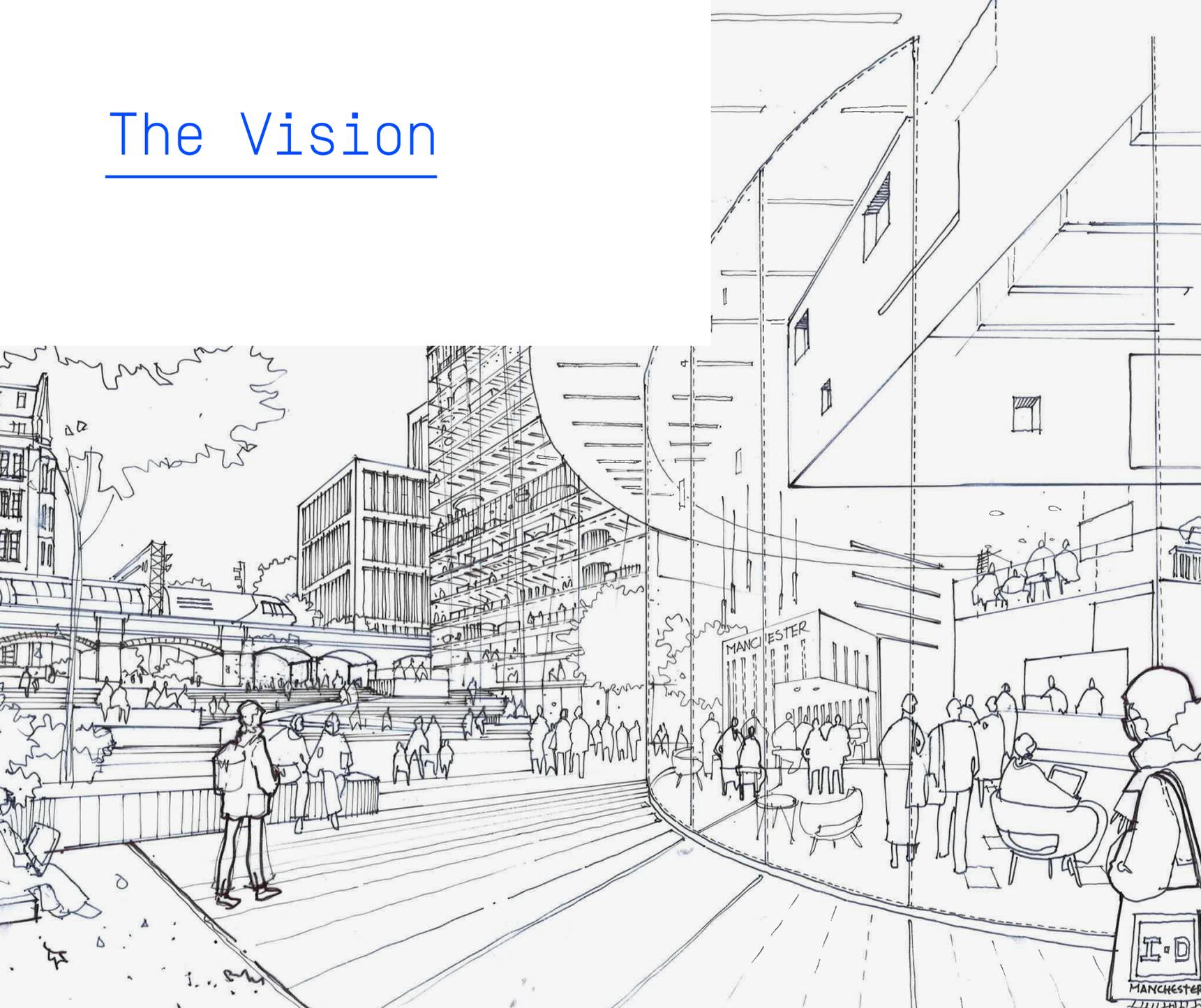
ID Manchester has a projected Gross Development Value in excess of £1.5 billion and it is anticipated that it will create approximately 6,000 new jobs.

A unique partnership opportunity with a University, which has track record of commercialisation and partnerships with major global companies.

Access to a huge talent pool, including one of the largest student populations in Europe and the biggest millennial (500,000 people) and travel to work populations (7 million) outside of London.



# The Vision



The combination of location, highly trained people, easy mobility, affordable high-quality living and proximity to knowledge and ideas will make ID Manchester a vibrant and dynamic district.

This is where innovative new businesses and the wider community thrive in a connected enterprise and innovation ecosystem. Global firms will rub shoulders with dynamic start-ups and scale-ups to their mutual benefit.

It will be a destination in its own right, where residents and occupiers are drawn together by a shared passion for ideas. It will be the place where solutions to some of the world's most pressing challenges will emerge and where breakthroughs will be translated into scalable, commercial opportunities.

ID Manchester will promote values of openness, diversity, agility and creativity. It will be a welcoming place, fostering an entrepreneurial and inclusive spirit to attract and retain residents, visitors and businesses of all sizes. It will be a healthy and connected 'live-work-play' environment with a commitment to sustainability and digital working.



Sir Richard Leese, Leader of Manchester City Council:

"The potential of ID Manchester is huge. There are tremendous opportunities to regenerate this distinctive part of the city and we welcome the University's growth, investment and job-creation ambitions for the development."



Professor Dame Nancy Rothwell, President and Vice-Chancellor of The University of Manchester:

"We are looking for the very best joint-venture partner to work with us to develop this prime site in the heart of the city which will generate thousands of new jobs and will enhance the reputation of the University and the city as the place where the world's most valuable ideas are transformed into reality."



# The Location

Manchester is one of Europe's major business locations, with 80 of the FTSE Top 100 companies having a presence here and an increasing number of technology companies such as Amazon and Booking.com opening significant offices.

The way of life and cosmopolitan culture are major attractions to Manchester. The city is ranked number 1 in the UK in The Economist's Global Liveability Index, scoring highly on indices for quality of life and attracting inward investment.

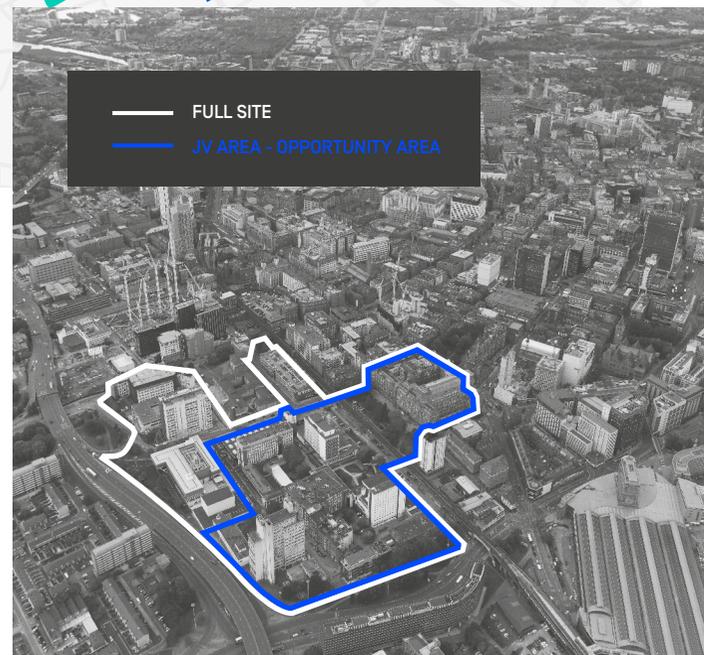
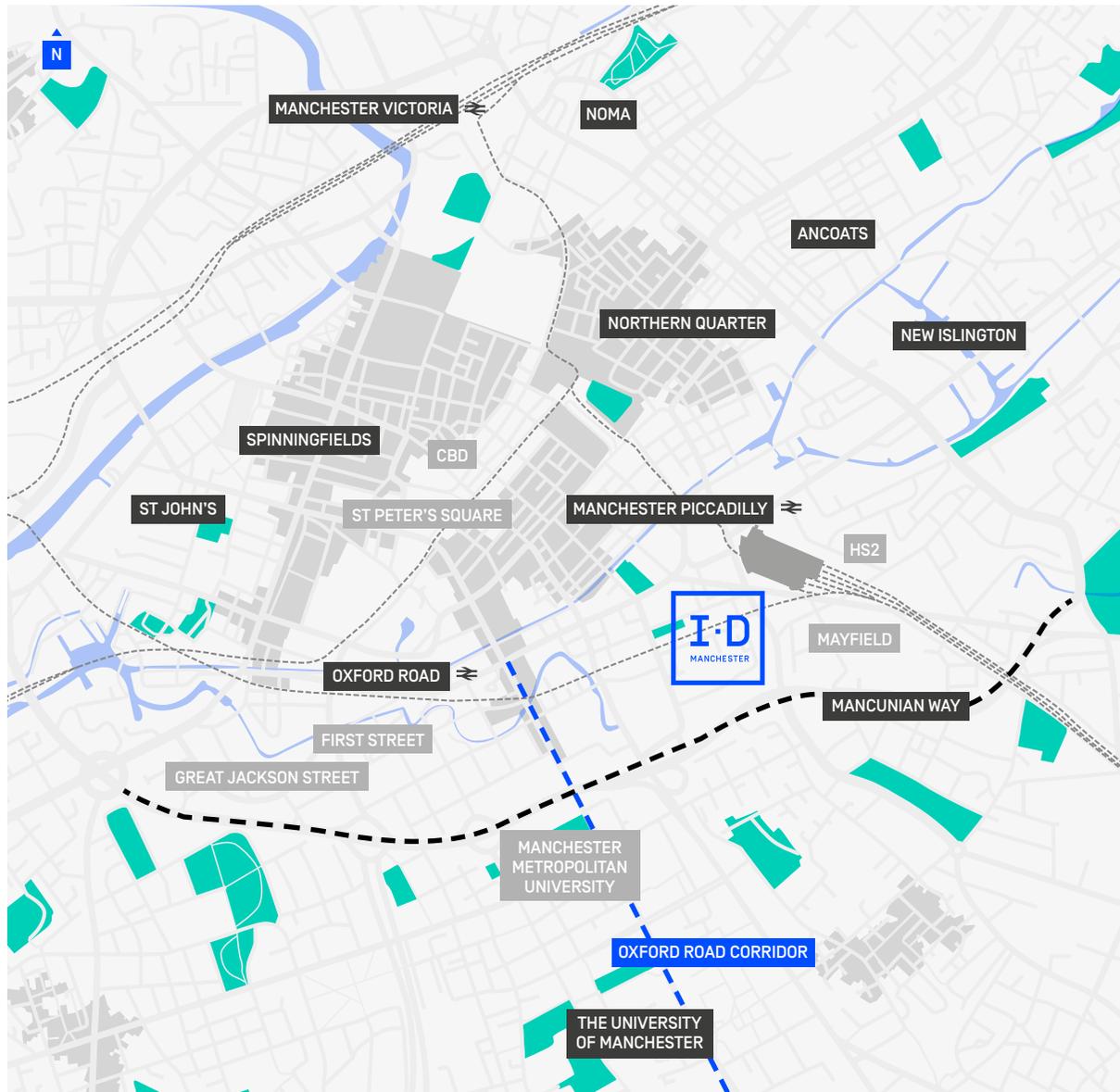
ID Manchester is located in the south of the city centre adjacent to Piccadilly Rail Station, the University campus and forms part of the Oxford Road Corridor.

The Oxford Road Corridor is internationally recognised for strengths in pharmaceuticals, bio and life sciences, healthcare, medical devices, education and digital industries. Its strength is generated by the co-location of two universities, five specialist hospitals and businesses, which employ over 60,000 people and generate 20% of the city's economic output.

ID Manchester represents the largest remaining development opportunity in the Corridor and totals c.26-acre (10.5-hectare), with a partner required to develop c.16.4 acres (6.64 hectares). The site benefits from existing green space and a unique character set by the 650,000 sq ft, Grade II listed Sackville Street building which offers a fascinating opportunity for re-purposing.

The city's property market is exceptionally strong as demonstrated by the following indicators:

- Office space take up reached a record of 1.7m sq ft in 2018, with headline rents at £35 psf and prime yields at 4.75%
- Residential development is at a record high in the city with prime rents in Build to Rent schemes at over £1,400 pcm for 2 bedroom apartments and prime yields at 4.25%. Capital values are over £400 psf for the best in class schemes targeting owner occupiers.
- Hotel demand is very strong for the city at an average of 84% occupancy in 2018 (excluding budget hotels) and has led to 5,000 beds being developed since 2010 and a further 3,000 currently under construction.





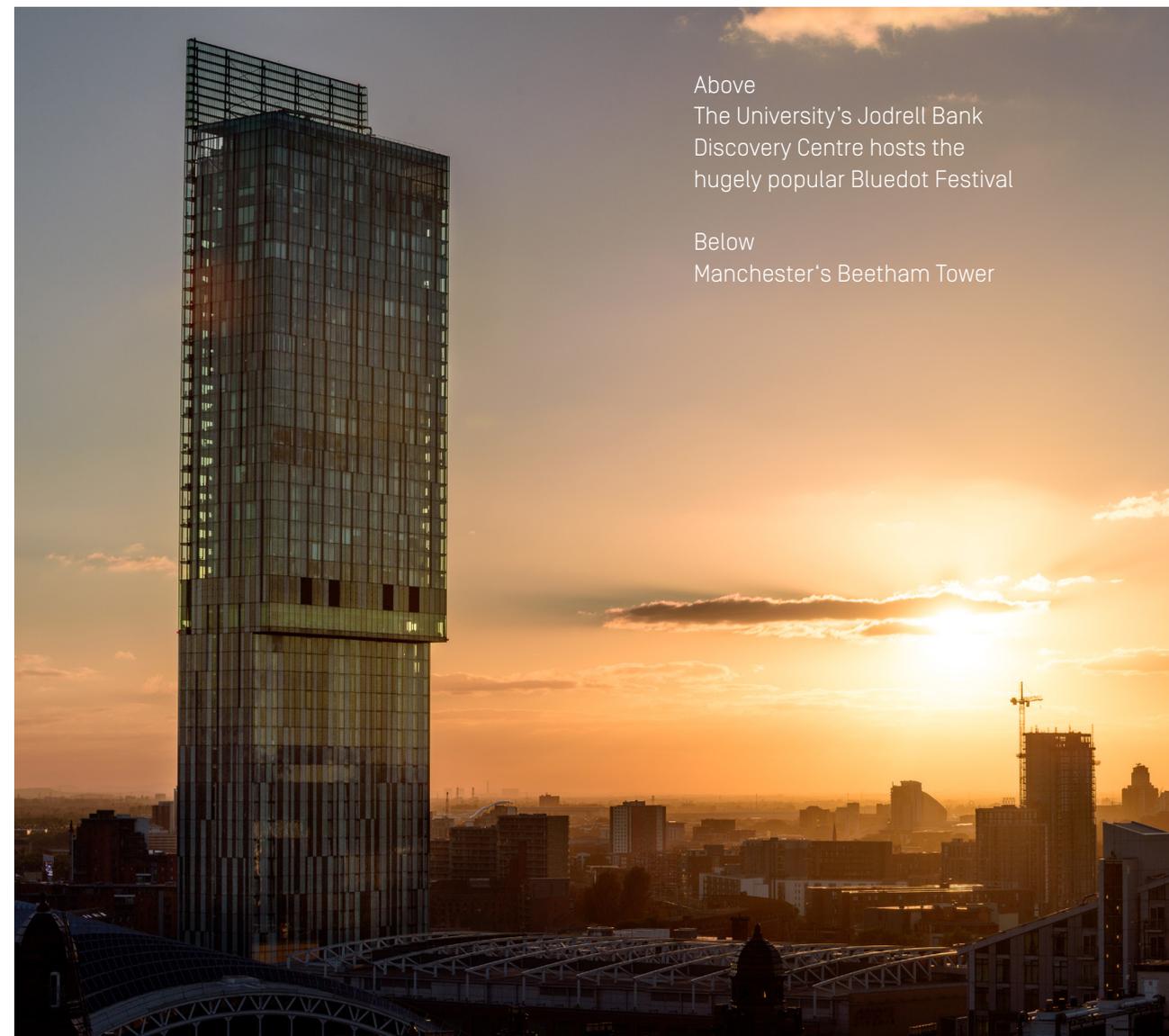
Above  
Manchester city  
centre with the  
historic Midland Hotel  
(left) and Central  
Library (right)

Right  
The high-voltage lab  
at the University



ID Manchester is set in a truly international city region that has a GVA of £60 billion and is the UK's fastest growing regional city with up to 40% lower operational costs than London.

Manchester has a unique sense of place as the UK's second city and is backed by supportive local government with a strong track record in place-making, partnership working and innovative development.



Above  
The University's Jodrell Bank  
Discovery Centre hosts the  
hugely popular Bluedot Festival

Below  
Manchester's Beetham Tower



# The Scale

ID Manchester benefits from an adopted Strategic Regeneration Framework (SRF), which sets the parameters that development can be brought forward within the area.

We consider there may be scope to revisit the SRF to reflect recent market changes and to align with the University's current vision.

Any revision to the SRF should be brought forward in close collaboration with Manchester City Council, however, current development parameters being considered comprise circa 3.5 million sq ft of mixed use development.

ID Manchester is an unrivalled opportunity to curate and develop a unique site into a world-class innovation district.



The district will be a partnership with The University of Manchester – a leading global university at the forefront of innovation and learning:



25 Nobel Prize winners among its current and former staff and graduates



83% of research ranked world leading or internationally excellent



40,000 students



Recognised internationally for the quality and quantity of its business collaborations



Most targeted university by the UK's top 100 graduate recruiters



A history of commercialisation with more than 100 spin-out companies



The UK's most popular university for undergraduate applications

The University enjoys strategic partnerships with global companies including GlaxoSmithKline plc, AstraZeneca, BP, Unilever, BAE Systems, Boots UK, Colgate-Palmolive, EDF Energy, MedImmune, Rolls-Royce, Siemens UK and Tesco plc, and major national organisations such as the BBC and Cancer Research UK.

Sectors in which the University excels include advanced materials, applied health, digital and data, energy and climate sciences, and biotechnology. Its pioneering approach to accelerating innovation allows it to shorten the lead time from idea generation to translation through to commercial applications. The University also makes a major contribution to the thriving creative sector and cultural scene in Manchester.

The University will continue to occupy accommodation at the south end of the site where it has significant business-facing research activity, including the Manchester Institute of Biotechnology (MIB) and the recently opened £60 million Masdar Building, home to the Graphene Engineering Innovation Centre (GEIC), which delivers the potential commercialisation of graphene and 2D materials by helping business partners to scale-up and apply the technology in a range of new and highly enhanced products.

Manchester's institutes have led The Economist magazine to describe it as the MIT of northern England. The magnetism of operations such as the GEIC, MIB, Henry Royce Institute (the UK's national centre for research and innovation of advanced materials) and National Graphene Institute are a major attractor for occupiers who will fully embrace the vision for ID Manchester.

# The University of Manchester



Left  
The University works in partnership with Rolls Royce

# ID Manchester- The Partnership

The University wishes to bring forward its vision for ID Manchester in partnership with an investor/developer partner with the scale and ambition to make ID Manchester a global as well as a local success.

This will involve the creation of a corporate joint venture in which the University and the partner have a vested interest in the long-term success of ID Manchester, with the joint venture taking forward the development as a mixed-use community aligned to the vision of the University.

ID Manchester will build upon the University's long and successful history of partnership working and extensive recent experience of delivering large-scale capital projects. The University will be seeking a partner who is passionate about the vision and has relevant experience in order to deliver ID Manchester.

Working with its partner, the University expects that the mixed-use site will attract science, research, development, cultural and technology companies, as well as accommodating new residential space.

The site will focus on specialities which combine the research and industrial strengths of the University and the city region with national economic priorities. These will include advanced materials, health innovation, artificial intelligence, digital technology and industrial biotechnology, which are key areas for the local industrial strategy.



Below  
The Grade II-listed  
Sackville Street Building  
is part of ID Manchester

Having invested in significant, new business-facing research facilities at the south end of the ID Manchester site, the University is now looking for a partner to develop the remaining 16.4 acres (6.64 hectares). The University will retain significant influence within the partnership and will continue to hold the freehold for the whole site. It will actively lever its research and training activities to contribute to the success of ID Manchester.

The development is projected to generate potentially up to £2 billion of growth over the next 20 years or more for the local economy and create up to 6,000 jobs. It will also help to ensure the long-term financial strength of the University by delivering a continuing future income stream for investment in the University's educational and research activities, and will deliver real benefit to the city region and the UK.



# Next Steps

Announcements and details of special events to find out more about the opportunity at ID Manchester will be posted on [www.id-manchester.com](http://www.id-manchester.com)

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