

# Circle Square

Bruntwood acquired the Circle Square site in a joint venture with Select Property Group (now VITA Group) in March 2015. Manchester's £750m city centre neighbourhood, Circle Square, is located in the heart of the city's Oxford Road Corridor innovation district and will offer over 2.4m sq ft of commercial, retail, living space and public realm.

Bruntwood SciTech is currently funding projects on site in the region of £107m. The first main phase of the development will be completed in 2020, with over two thirds complete by 2021. This includes the first two commercial buildings, No.1 and No.2 Circle Square and a large proportion of the total public realm.

No.1 Circle Square totals 235,430 sq ft, offering floor plates of up to 19,000 sq ft over 12 storeys. No.2 Circle Square stands at 17 storeys tall, offering floor plates of up to 10,000 sq ft and totalling 155,317 sq ft. Both buildings will be highly energy efficient Grade A, BREEAM "excellent" standard, featuring floor-to-ceiling height glazing to maximise the light, raised-access flooring and full air-conditioning. They will offer the full product mix including coworking, serviced, managed and leased space together with an active and vibrant ground floor space which includes a blended retail offer and a flexible events space. Hewlett Packard Enterprises (HPE) have already committed to a pre-let of 20,000 sq ft of managed space in No.1 Circle Square and there is a pipeline of very strong pre-let interest from other leading digital tech businesses soon to be announced. In May 2019, Bruntwood SciTech committed an additional investment of £54m to bring forward the development of 220,000 sq ft new build commercial space - No 3 Circle Square.

The Manchester Tech Incubator is also located at Circle Square, launched in May 2018, the Tech Incubator supports entrepreneurs and early phase data science and digital technology innovation companies to scale and grow. A specialist programme of business support is provided, including access to finance, talent, markets and mentorship alongside hotdesks, coworking space, small serviced offices for grow on space, and event space. The Incubator was fully let within 12 months of opening to over 30 of the region's most innovative and disruptive tech businesses and employing over 120 people, of which several are already looking for expansion opportunities at Circle Square.

The housing and accommodation mix at Circle Square is provided by VITA Group. There are two different products available, Vita Student - high quality student accommodation and Affinity Living - luxury private rented apartments. Two completed VITA Student buildings offering over 700 apartments are currently fully let and the third is under construction. When complete this will bring the total number of student residences to 1,100. The first of the two Affinity Living buildings will complete in September 2020

offering 266 apartments with the final building due for completion in April 2021 providing an additional 417 apartments. VITA and Affinity Living homes are designed for a new way of living, with spaces for residents to connect, put down roots, through a series of spaces outside of the traditional apartment, including cinema rooms, private dining, rooftop terraces, and study work spaces.

The commercial and residential buildings surround 'Symphony Park' - the largest new city park in Manchester for a generation. Designed by specialist landscape architects Planit.ie, the green space is the size of a football pitch and is the centrepiece of the 250,000 sq ft high quality public realm which also includes 187 semi-mature trees and over 1,000 plants, flowers and shrubs. Symphony Park will become a focal point for workers, residents and visitors to the city alike to relax and enjoy. Circle Square will be brought to life with a programme of events designed and inspired by creative thinking. From wellbeing events and art exhibitions to live music events and festivals, Circle Square is a place designed for all to enjoy, all year round.

'HATCH', Bruntwood's pop-up leisure and retail destination is also located at Circle Square. Opened in March 2018, HATCH offers a thoughtfully curated space for independent traders and retailers to thrive, offering short term, flexible leases. As a result of its resounding success, HATCH was expanded in May 2019 to 30 units creating an urban village designed for the community to explore. HATCH offers an important entry point for retailers into Circle Square's 100,000 sq ft retail and leisure portfolio, which will include independent food and beverage operators as well as larger retailers looking for their first step into Manchester or their first footprint in the UK. Circle Square will attract exceptional retailers who share its vision and want to be part of the community. Active frontages, interaction and use of the public realm will ensure Circle Square is a successful place where its businesses, residents and the wider public will wish to visit and spend time in. The masterplan has been designed with this in mind to allow the creation and curation of different neighbourhoods within Circle Square, each with its own unique characteristics.

When complete, Circle Square will provide a key gateway into Manchester's innovation district, creating over 10,000 new high value, skilled jobs over the next decade as well as providing new amenities and a new community for the city to enjoy.



2.4m sq ft (including 250,000 sq ft public realm)



£750m investment in 1.2m sq ft commercial space



100,000 sq ft retail space and 2 hotels



1700 homes (VITA Student and Affinity Living)



Multi-storey car park



Pop up retail and leisure destination - HATCH



Tech Incubator



Key customers include: HPE, JLR, KPMG Tech Team and Dentsu Aegis



£54m investment into the development of No.3 Circle Square

