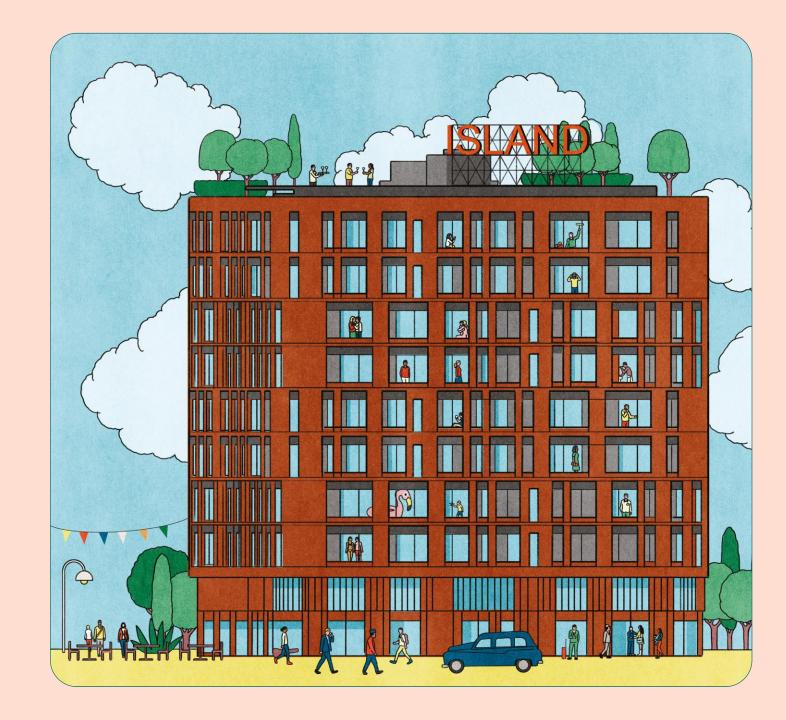
USE LESS. DO MORE.

John Dalton St Manchester



A workspace for the future

Welcome to Island. A new home for forward-thinking businesses who care about people, place and planet, right in the heart of Manchester.

100,000 sq ft of Net Zero Carbon workspace available from 2024.



Island at a glance



People

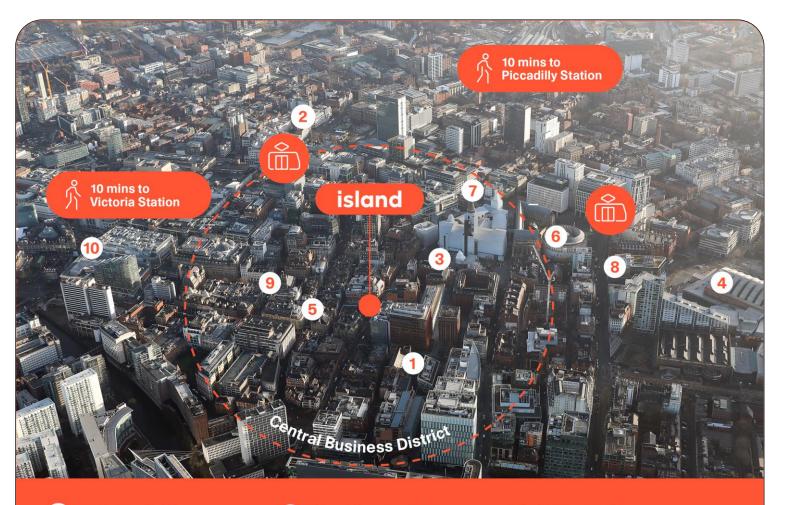
Place

Planet

Place

We're minutes from everything the city centre has to offer.

Manchester Victoria and Piccadilly stations are 10 minutes away and tram exchanges just over 5 minutes.



- 1 Spinningfields
- 2 Northern Quarter
- 3 Albert Square
- 4 Manchester Central Convention Complex

- 5 King Street retail core
- 6 St Peter's Square
- 7 Manchester Art Gallery
- 8 The Edwardian Radisson hotel

- 9 St Ann's Square
- 10 Corn Exchange restaurants and leisure

People





12,500 sq ft of communal areas, including a rooftop terrace and wellness space - open to the whole Island community.



Ground floor dedicated to informal working, eating, meeting and events.



Island promotes health and wellbeing by embracing the WELL Building Standard principles.

Planet





100,000 sq ft of Net Zero Carbon workspace available from 2024.



Island aligns with UK Green Buildings
Council net zero
carbon buildings framework.



Resilient technology infrastructure supports your ESG objectives and makes working here easy and efficient.

Design

Sustainable design details

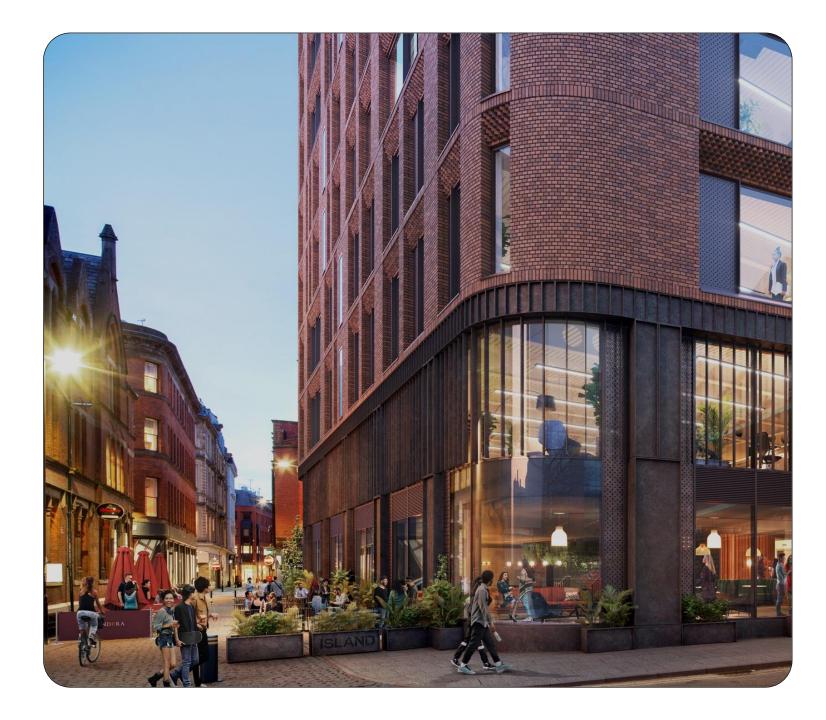
- Passive measures
- Recycled materials
- Opening windows



Design

High quality materials

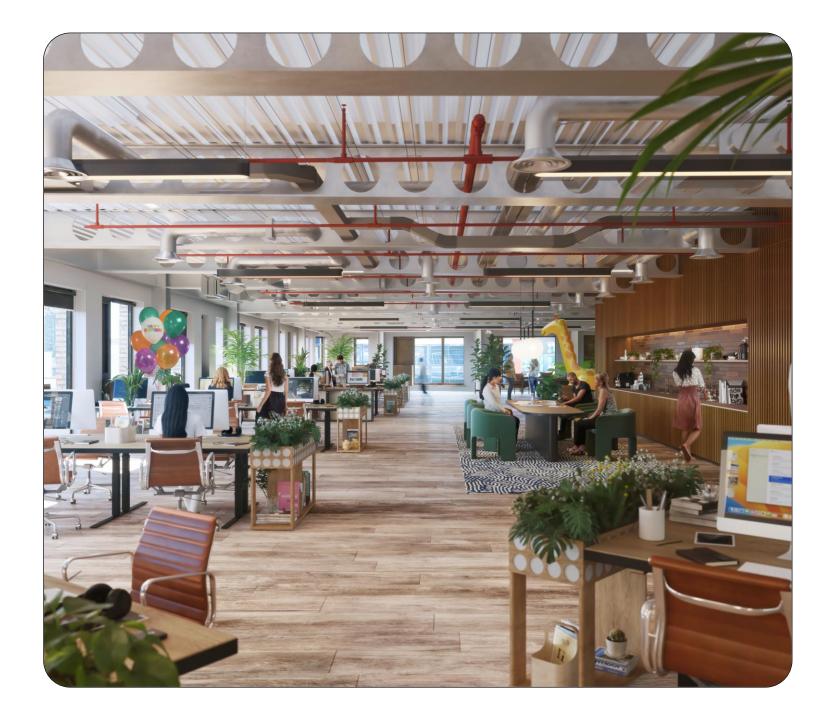
- Period brick facades
- Corten steel
- New public realm



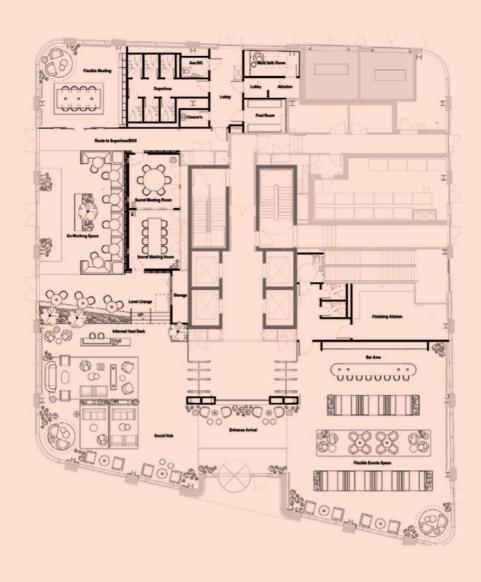
Design

Sustainable design details

- Reduced services zone
- Exposed services
- Investigating reduced Cat A delivery



Ground floor plan







People focussed spaces

12,500 sq ft of communal space



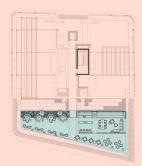


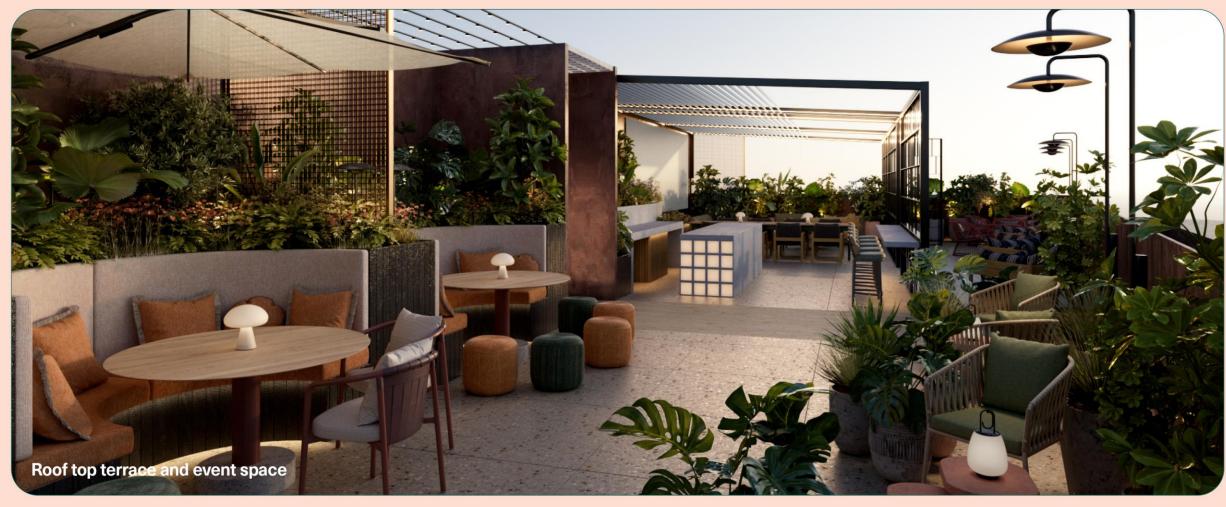


Seamless transition between work and play



Flexible spaces with views of the city





We're not only meeting our ESG targets, we'll ensure you hit yours, too.

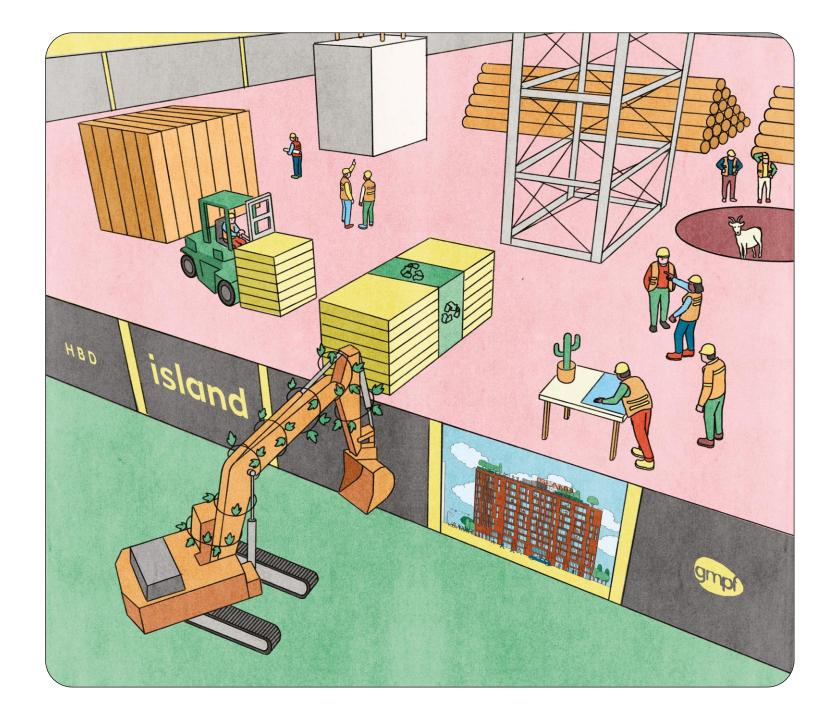
Island is EPC A rated, Nabers 5.5 stars, BREEAM Excellent and its design follows the UK Green Buildings Council guidelines.











Net zero carbon from day one

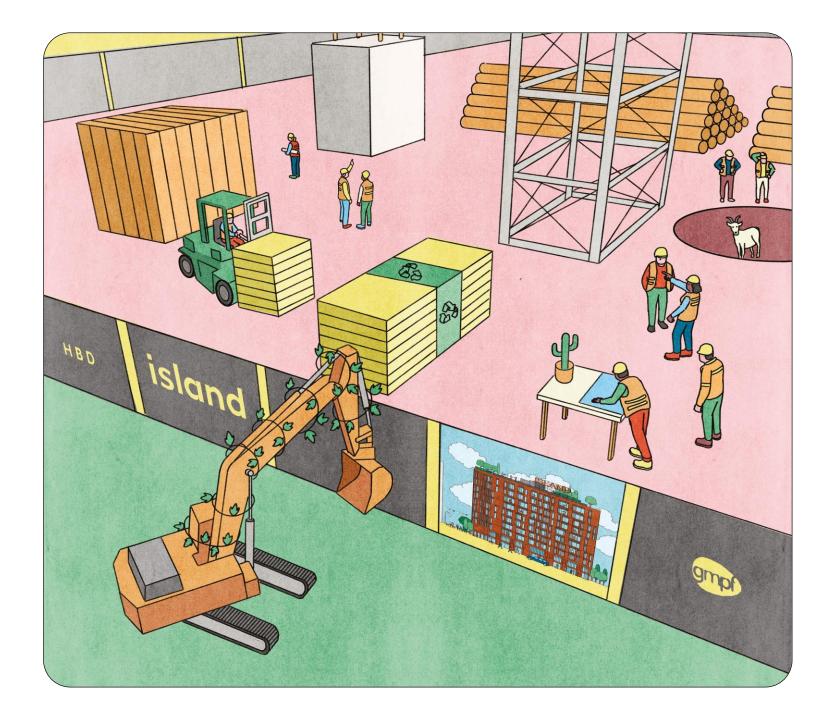
Designed to be 40% below the average for a typical UK office building, we are assessing Island's upfront embodied carbon using the RICS methodology.











Operational energy

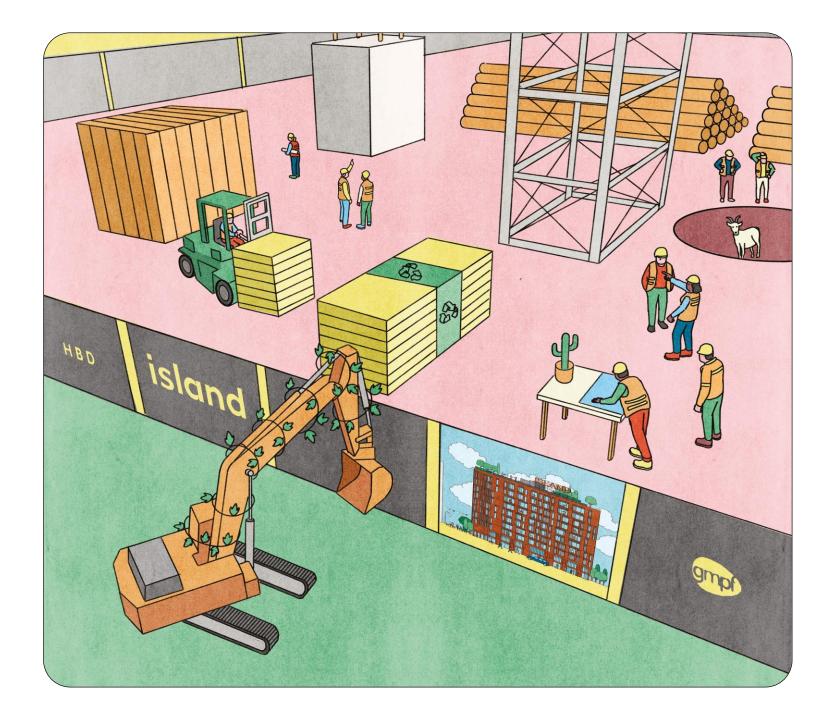
Island's whole building operational energy will be 46% lower than the 2020 Real Estate Environmental Benchmark for a typical UK office building.











Green travel

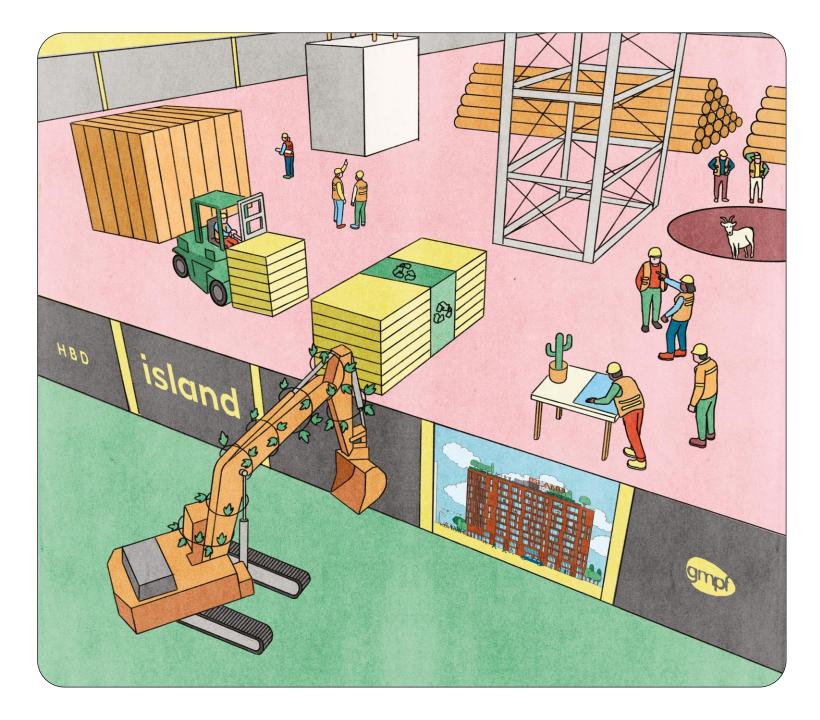
- Storage for 70 bicycles and handcycles
- 12 private showers, changing and drying facilities
- Close to train stations and Metrolink interchanges











Sustainability features

Centralised air handling units Providing our occupiers with enhanced filtration for cleaner air

Mixed mode ventilation
Providing the most energy efficient
solution all year round

Efficient lifts
Move from floor to floor while
reducing energy consumption

Enhanced insulation We're exceeding Building Regulations, performing two times better than the minimum requirement

Air tight

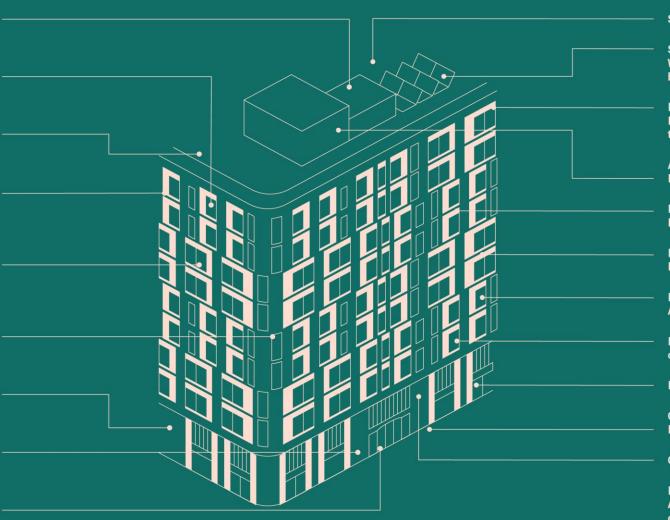
Our air tightness will be rated 80% lower than the Building Regulation target of 10m3 / hr / m2 @ 50Pa

Reduced internal heat gains and loads Through improved equipment efficiencies, we're reducing our internal heat gains and loads

> Bookable cycle store We have space for 70 bicycles and 2 hand bikes, plus private showers

Intuitive environmental control Control the temperature and lighting of your space from a single interface

Real-time updates
View Island's occupancy, events and power
consumption in real-time metrics



Sustainable drainage systems

Solar photovoltaic panels With 350m2 of solar panels, we're powered by renewable energy

Demand controlled ventilation
Linked to our occupiers CO2 sensors,
this system will improve indoor air quality

Air source heat pumps
Low-carbon heating and cooling

Large AHU and risers
Reducing system resistance and energy

LED lighting Integrated throughout our whole building

Natural ventilation
Access fresh air and free cooling

Daylight dimming and movement detection control of lighting

Low water use taps and showers

CO2 heat pumps
Producing low-carbon hot water

OH3 sprinkler system

Fully electric
At Island, there's no direct burning
of fossil fuels

Smart Tech



Intuitive environmental control

Control the temperature, lighting and blinds of your space from a single interface.



Real-time updates

View Island's occupancy, events and power consumption in real-time metrics.



Smart capabilities

Smart functioning workspaces with building connectivity that efficiently share data to Island.

Development partners

H B D

Island is a workspace by HBD. We are a multi-award winning UK-based real estate developer with a reputation for curating and delivering innovative and thoughtful developments.



Greater Manchester Property Venture Fund (GMPVF) aim to both generate a commercial return and deliver a positive local impact in Manchester and the wider North of England.



Thank you





