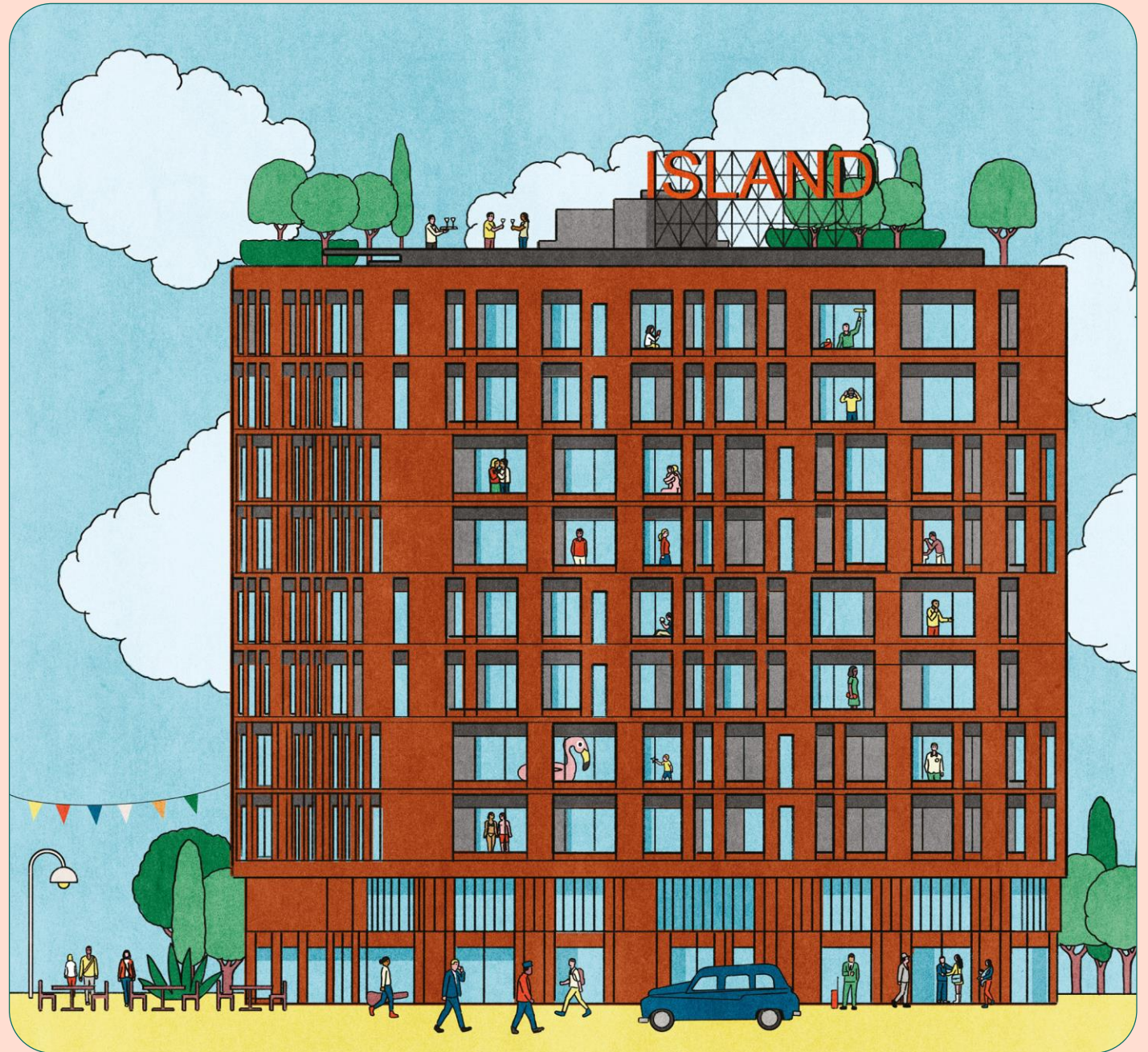


island

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

Skip

**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.



# People

[Back](#)



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

Skip



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





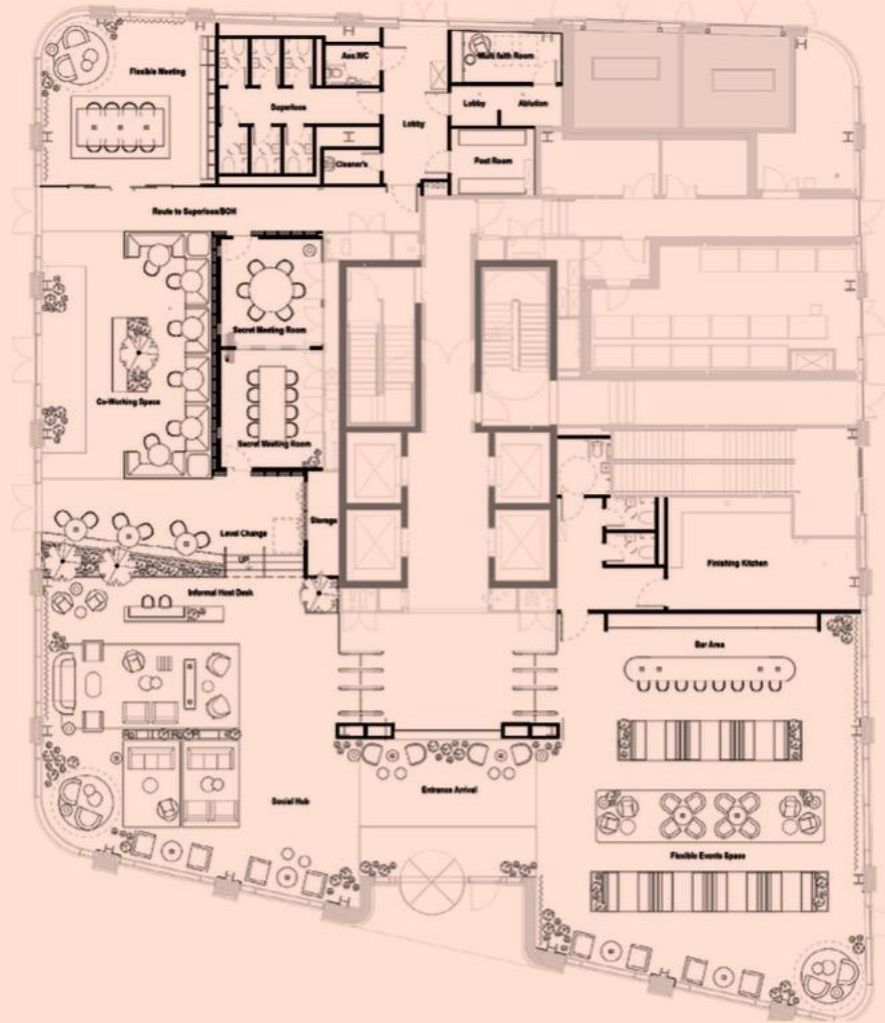
# Design

## Sustainable design details

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



# Ground floor plan





Ground floor reception and lounge

**People focussed spaces**



# 12,500 sq ft of communal space



Bar area and flexible events space

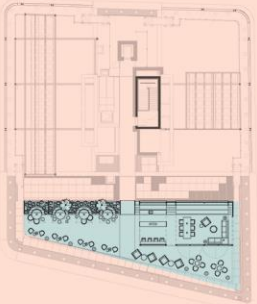


Ground floor communal work and social space

**Seamless transition  
between work and play**



# Flexible spaces with views of the city

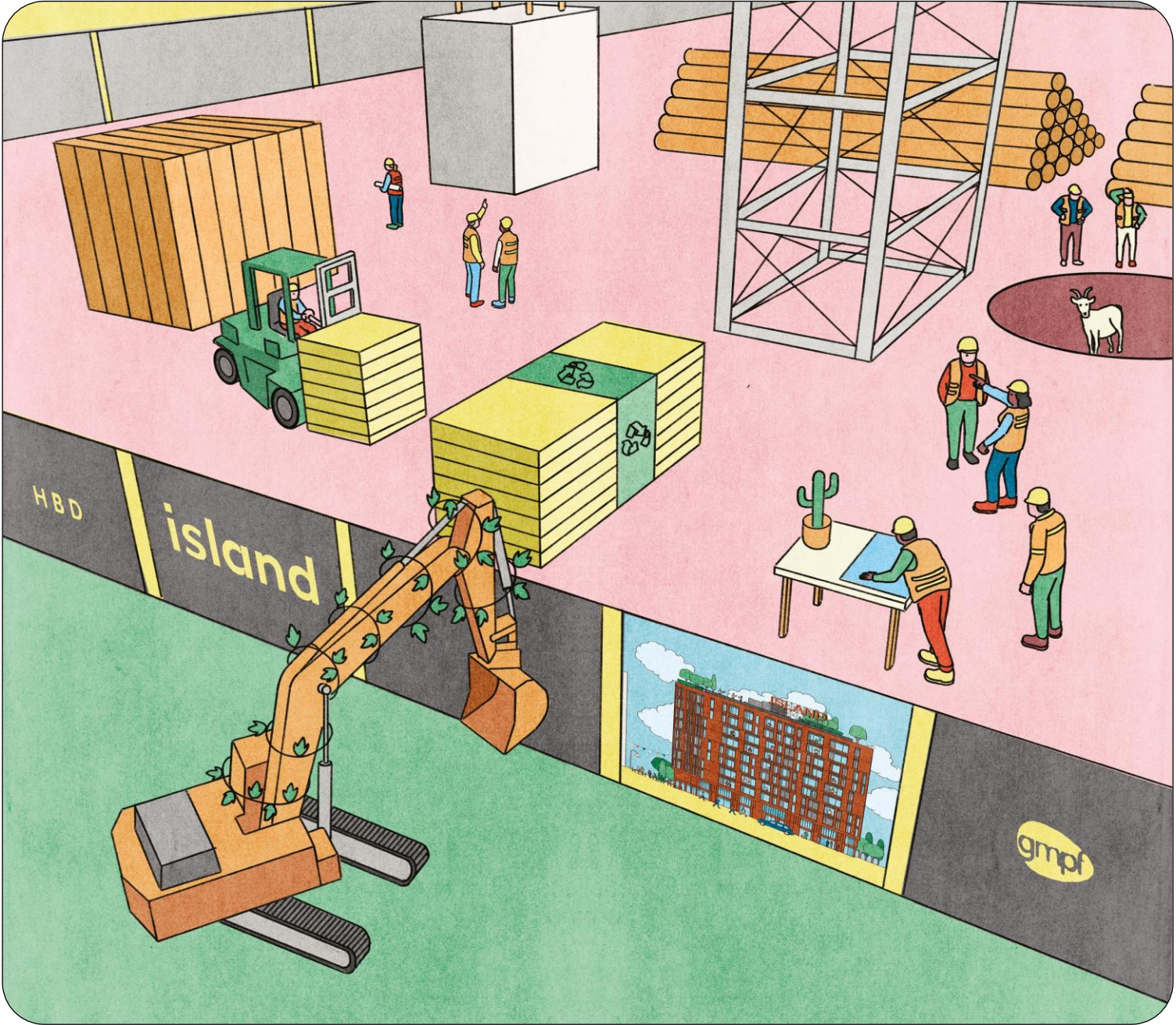


Roof top terrace and event space

# Sustainability

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

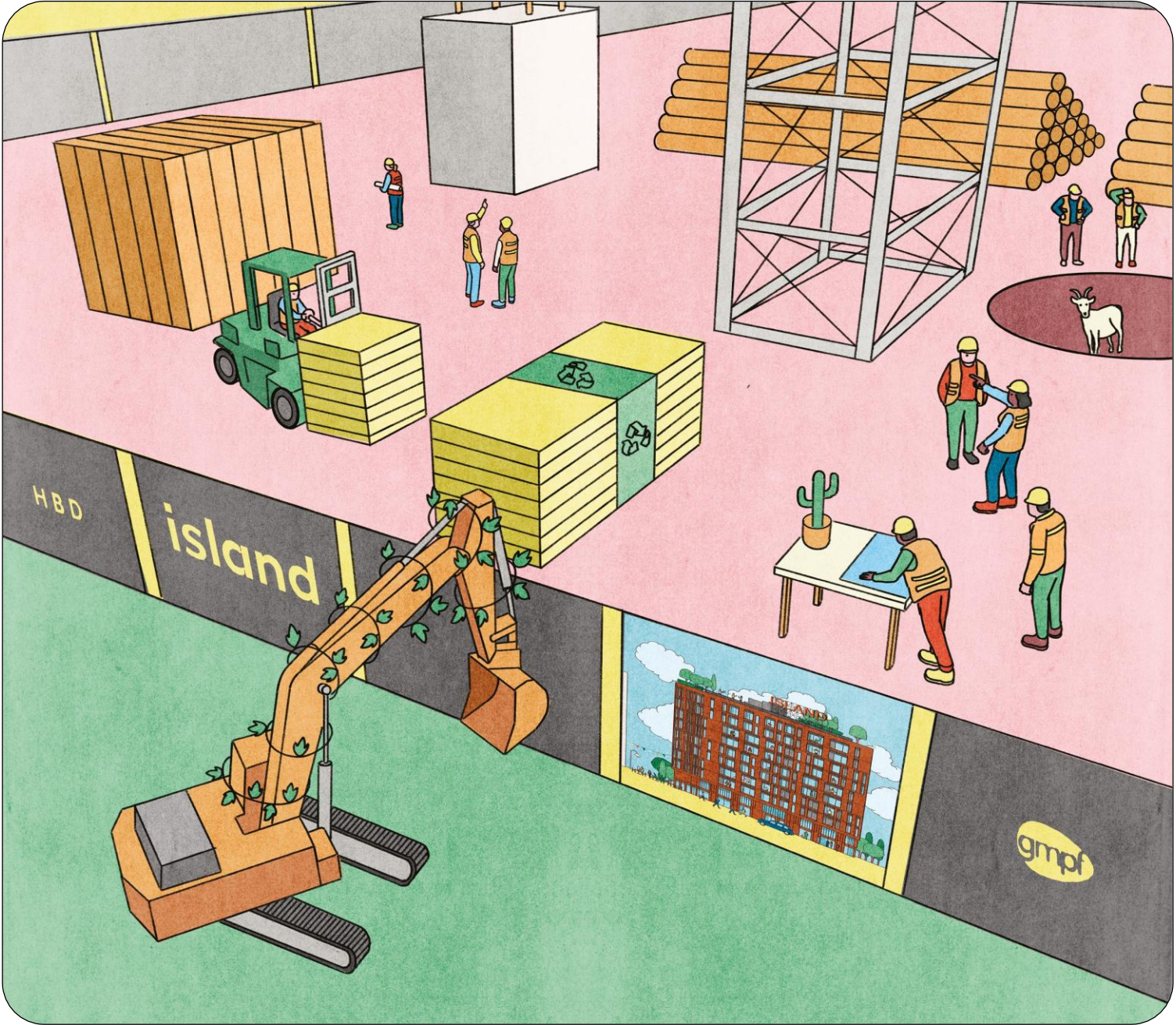
Island is EPC A rated, Nabers 5.5 stars, BREEM Excellent and its design follows the UK Green Buildings Council guidelines.



# Sustainability

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.

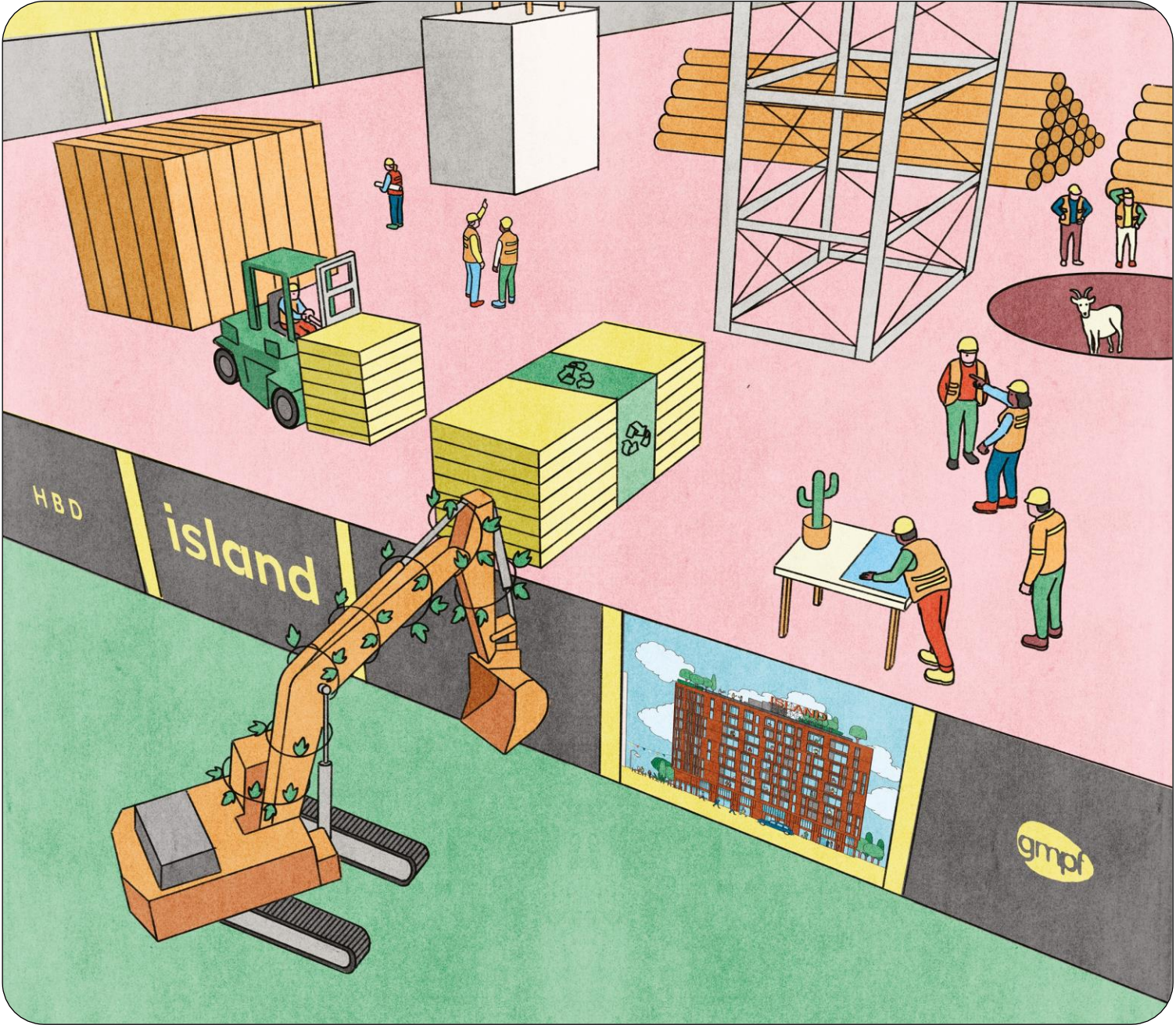




# Sustainability

## Operational energy

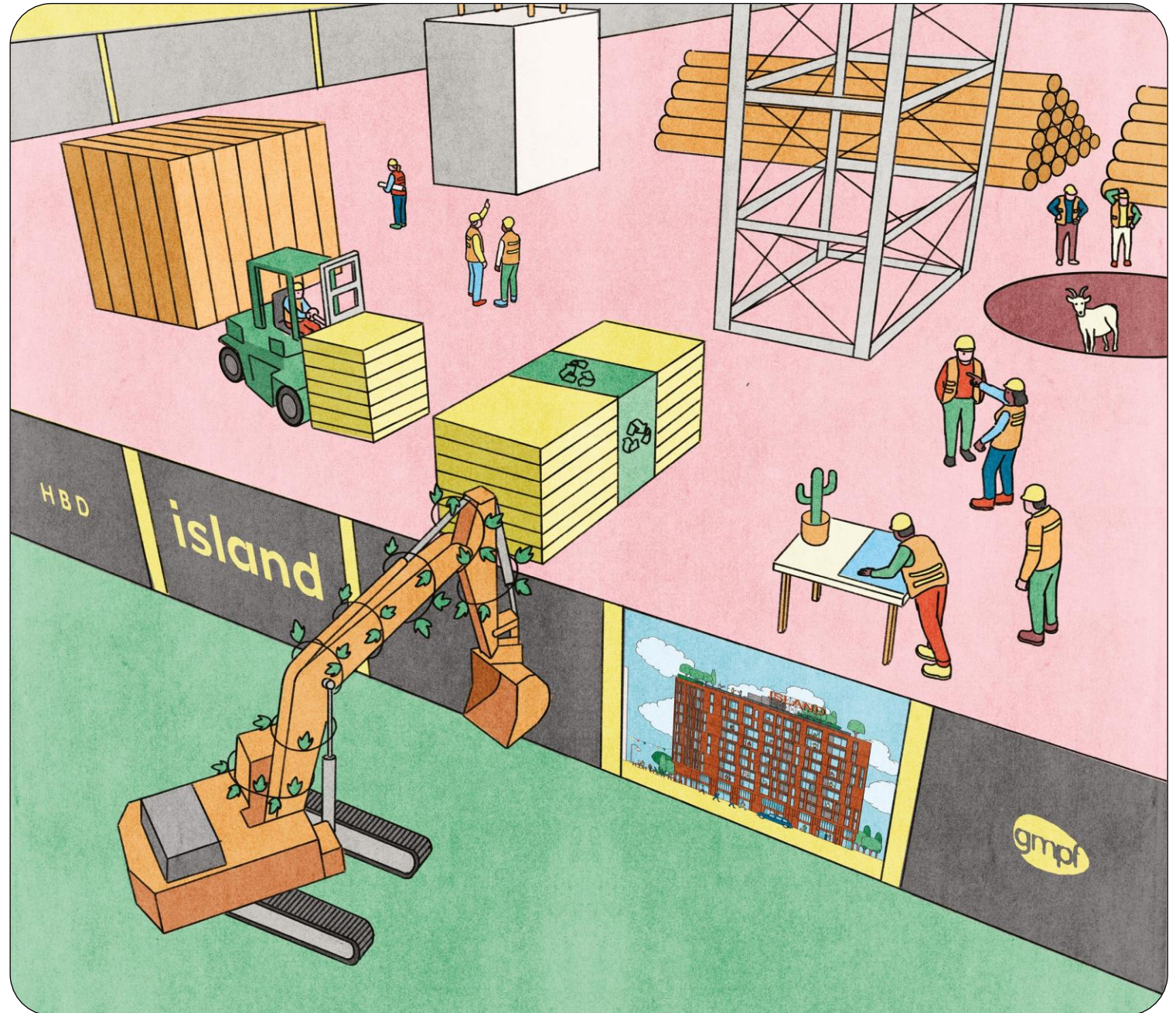
Island's whole building operational energy will be 46% lower than the 2020 Real Estate Environmental Benchmark for a typical UK office building.



# Sustainability

## Green travel

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



# Sustainability features



# 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

PART OF HENRY BOOT GROUP

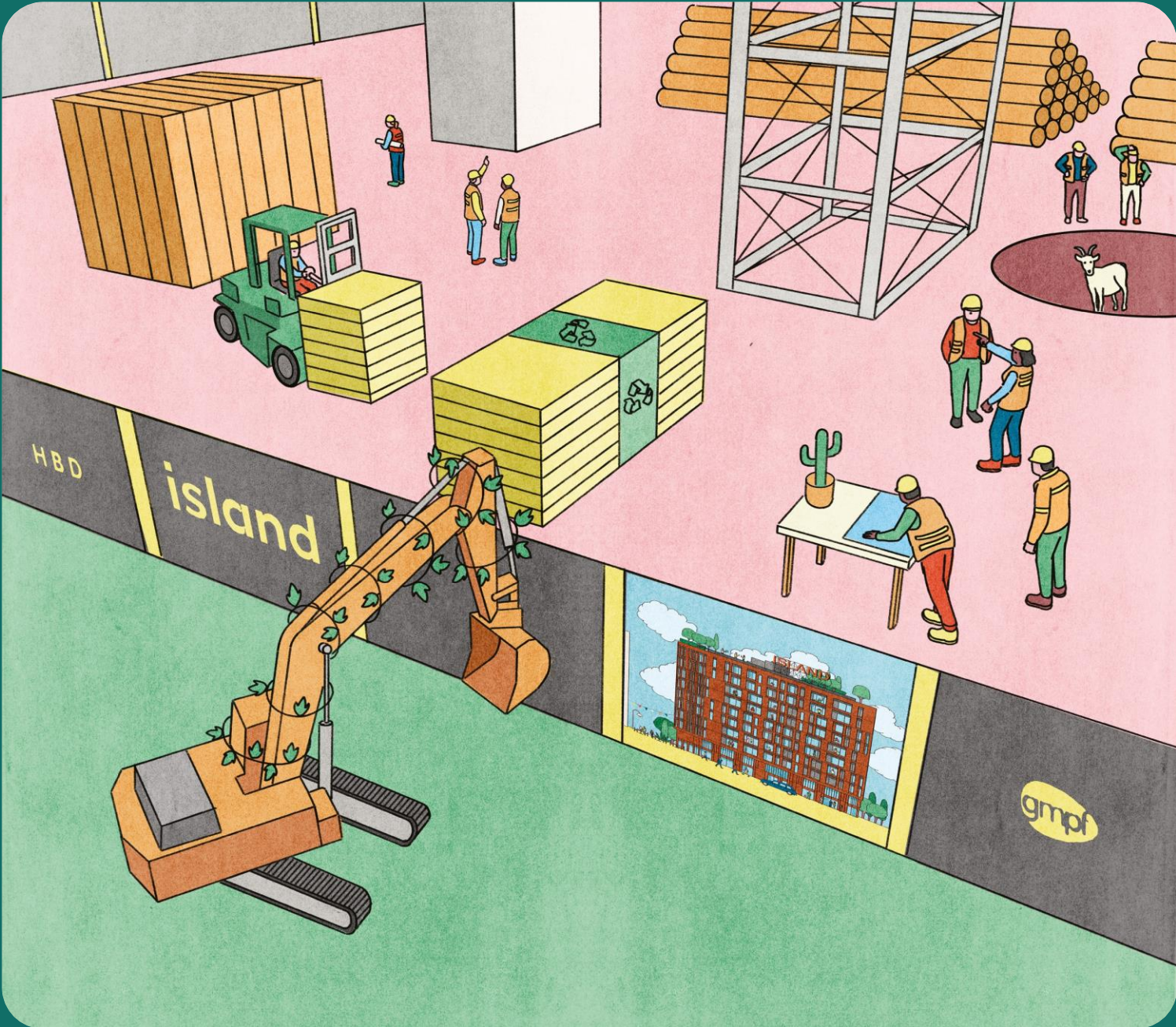
Island is a workspace by HBD. We are a multi-award winning UK-based real estate developer with a reputation for curating and delivering innovative and thoughtful developments.



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



island

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