



THE HIVE

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Lever Street, Manchester.

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Up to 40,000 sq ft of flexible,
Grade A contemporary office
space to let in the heart
of the Northern Quarter.

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www.thehivemanchester.com



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A building that lives.
A building that breathes.

The most forward thinking building in Manchester, no other building can do it quite like The Hive. Located in the heart of Manchester's thriving Northern Quarter, The Hive is a radical new approach to office workspace. Its innovative natural ventilation system makes it one of the greenest and cost effective buildings you'll find anywhere. Good for the environment, it's even better for you and your workforce. The fresh, economical airflow makes it cheaper to occupy than many of the new build Grade A offices in Manchester.

The building achieves a **BREEAM 'Excellent' rating** and won the prestigious British Council for Offices Best Commercial Workplace in the North (2011) Award.

Make The Hive your new home and you'll be in good company too as you'll be joining the Arts Council England and event-space specialists The Studio. A new tasting-store and wine bar, *Bakerie*, will open on the ground floor in Winter 2011, leaving just 40,000 sq ft of this 80,000 sq ft building available to let. The Hive is available to occupy now. Come live and breathe.

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KEEP YOUR COOL

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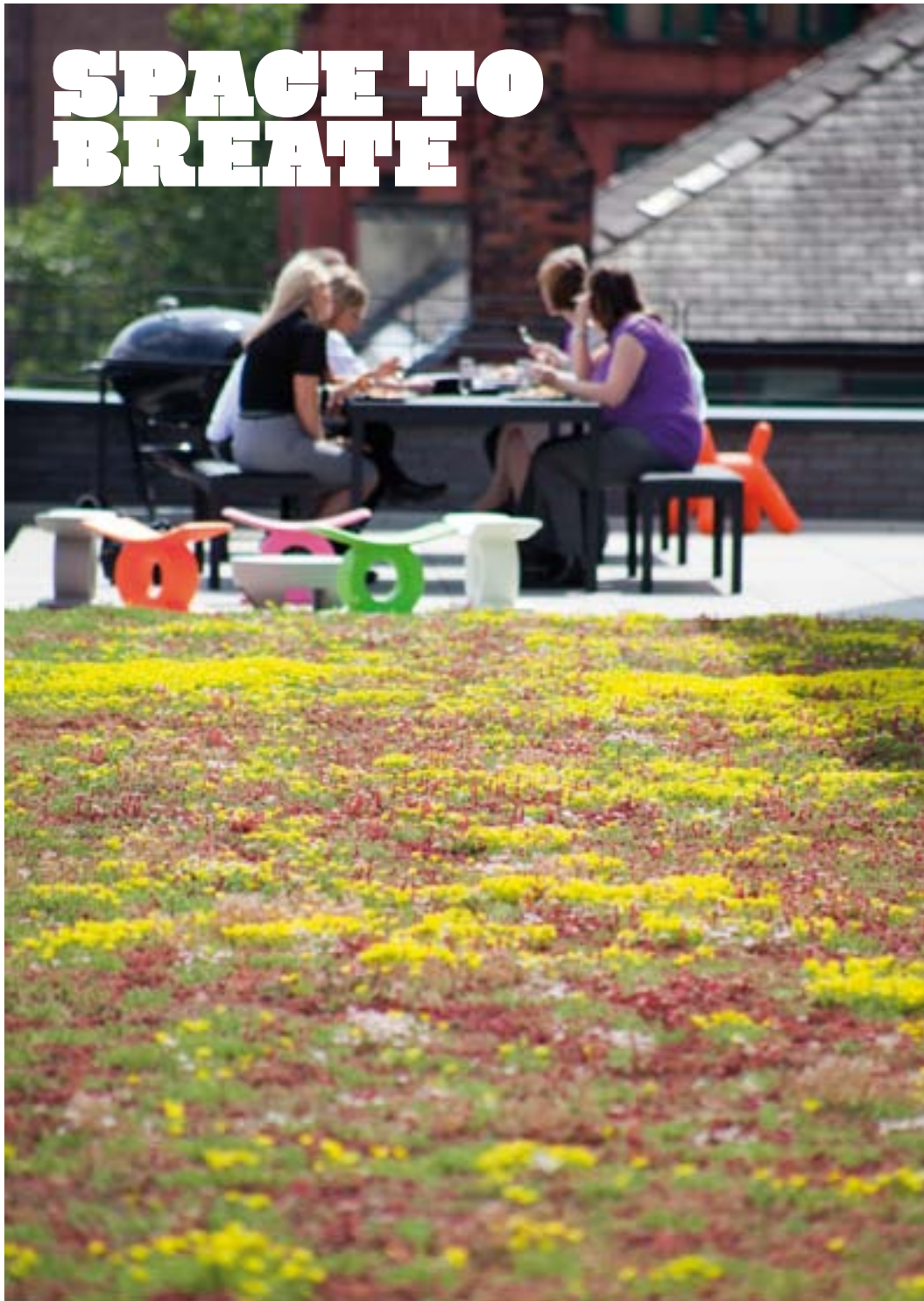
At The Hive, the air is regulated naturally; each floor cools itself overnight thanks to a combination of simple but elegant building materials and their thermal properties. These absorb any build-up of heat during the day and gently let it out again at night via secure motorised louvres.

This process is called 'night purge' and means your office remains comfortably and naturally cool.

The Hive's distinctive floor-to-ceiling windows comprise a dual opening system - a modern take on a traditional Victorian sash. This naturally regulates both temperature and airflow, whatever the weather.



SPACE TO BREATHE



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The Hive has impressive green credentials - [BREEAM 'Excellent' rating](#) and an EPC rating of B. The Hive is designed to also help the local ecology with a collection of sedum roof gardens. Move into The Hive and you will reduce the carbon footprint of your company.

Spaces on the fourth floor lead out to large, but private balconies overlooking these gardens, making them perfect for breakout meetings, client entertainment, lunch or even winding down with the odd beer.

STAY IN THE SHADE

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An essential feature to help natural ventilation is the solar shading screen that spans the entire length of the Lever Street facade. This 'Brise Soleil' keeps the heat from the sun out, whilst allowing correct levels of light in.

The solar shading technique is repeated all around the building with individually positioned solar screens that protect the interior space in the summer months, yet allow a low-angle sun to passively heat through winter.

The natural ventilation themed motif etched into the aluminium is the winning entry from a national competition run by the developer Argent, and chosen by a judging panel led by legendary designer Peter Saville.

The benefit for you and your colleagues is clear, fresh air and moderate temperature that brings the outside in. It's also good news for your budget, with considerably less energy used and lower service charges.

PEDAL POWER SHOWER

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The large and secure ground floor bike room is great for your green travel policy. It houses thirty-two Sheffield bicycle stands, as well as three separate shower rooms with adjoining changing rooms and a drying room.



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On the third floor you'll find The Studio - a set of innovative and versatile event spaces for meetings, conferences, training events or parties.

Bright, airy with a clever use of natural light, the meeting rooms all feature IT and AV capabilities. All can be set up quickly and easily to your specific needs, whether that's theatre style, cabaret or a traditional boardroom.

The Studio has breakout areas and dedicated refreshment areas for relaxing in. Lunch can be created and prepared by The Studio's in-house chefs using ingredients purchased locally, with a commitment to the environment. The studio has taken 12,000 sq ft of space. www.studiovenues.co.uk

A key occupier already settled in at The Hive is the Arts Council England. As the national development agency for the arts, they support a range of artistic activities from theatre to music, literature to dance, photography to digital art, carnival to crafts. They have taken 18,000 sq ft of space. www.artscouncil.org.uk

The Hive has been the venue of choice for a number of creative industry-led events. These include Future Everything's Arts Festival, Tangerine PR and Juice Digital's 'Social Sorted' and the CIM's 'Meet With Drinks'. Other events include an exhibition by The Potters Association, The Manchester Food and Drink Festival launch, and a two-day event with The Drum Magazine.

EVERY SUSTAINABLE DETAIL

From the 'low flow' fixtures and fittings, self-closing taps and leak detection facilities, to the energy-efficient lighting and heating systems employed throughout the building, everything fitted has been specified to the highest level of sustainability possible.

State-of-the-art recycling and environmental waste management facilities makes The Hive a unique working space that's truly set for the future.



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And The Hive has more great features too.
Here's the lowdown:

- The only brand new Grade A office space in Manchester's Northern Quarter
- BREEAM rating 'Excellent'. BREEAM is an environmental assessment method and rating system for buildings, it sets the standard for best practice in sustainable building design, construction and operation
For more information visit www.breeam.org
- EPC (Energy Performance Certificate) B
- Access to the office space is via two contemporary reception areas on the ground floor on Lever Street
- The building has 24/7 access and security
- There's no parking provided but contractor parking is available close to the Hive
- Space for 32 bicycles in the store on the ground floor with showers and drying room is available
- The Hive is five minutes on foot from Piccadilly Railway station and Piccadilly Gardens Metrolink tram stop and Piccadilly bus station
- Energy efficient lighting throughout the building
- CAT 5, for fastest broadband and wi-fi connections
- Environmental waste management
- State of the art recycling points provided
- Natural ventilation system means lower energy bills
- Access to sedum roof garden for 4th floor occupiers

LIFE ON THE GROUND

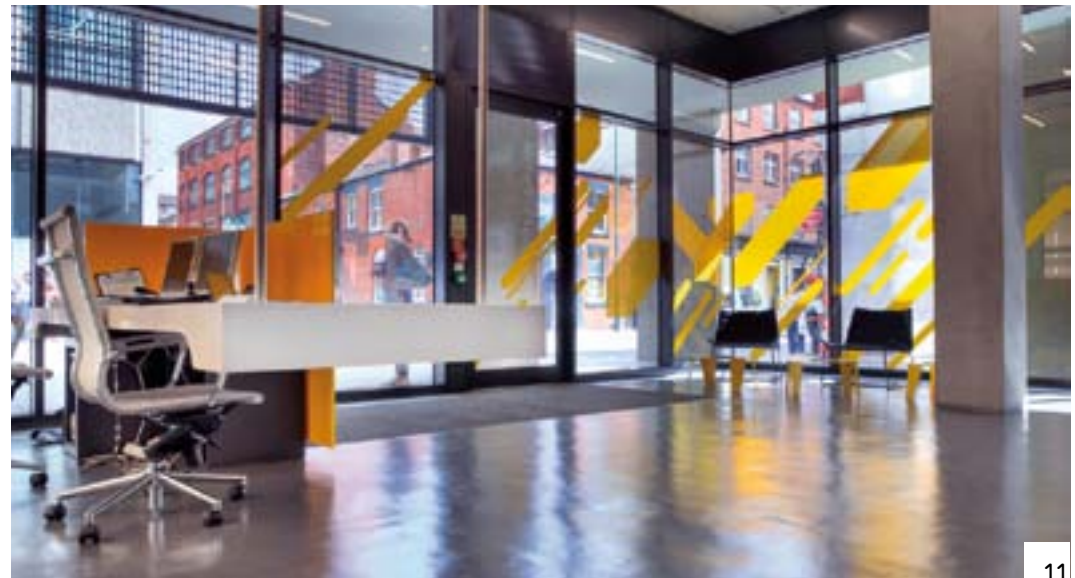
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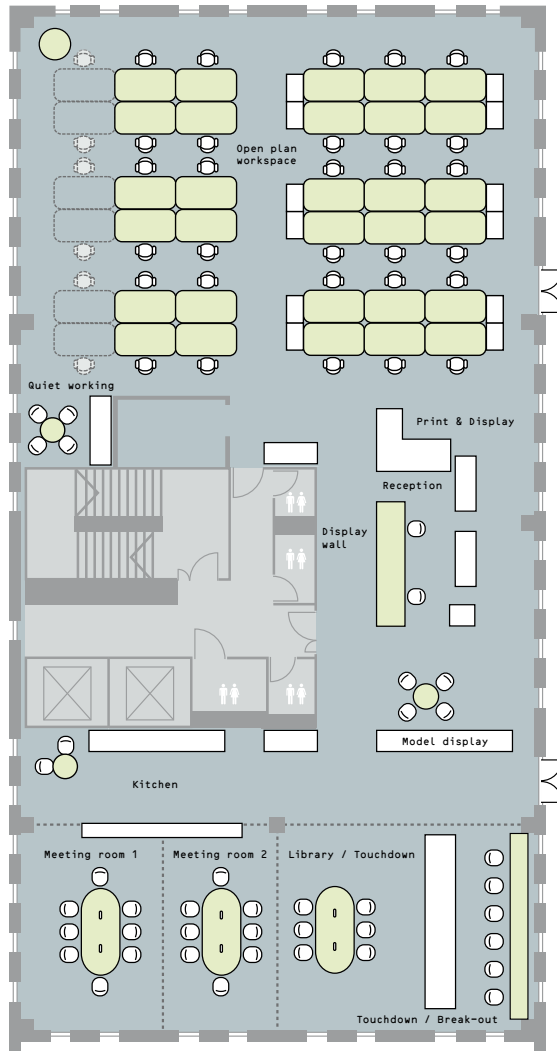
Running through the building is an impressive arcade leading to a Wi-Fi enabled communal area. Here you'll find glass-fronted, ground floor studio units creating a space for galleries and cafés to thrive.

The ground floor space is ideal for retail and leisure operators. Opening in winter 2011 will be Bakerie at the Hive, home to a wide range of deli counters where customers will be able to sample and buy great wines, breads, olives, oils & balsams, coffees & pastries.

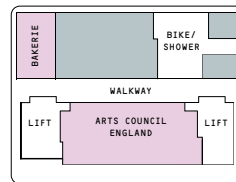


MAKE IT YOUR OWN

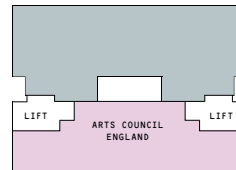
FOURTH FLOOR EXAMPLE LAYOUT / 4,200 sq ft



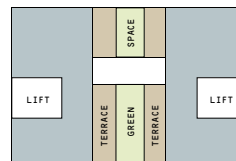
GROUND FLOOR up to 6,000 sq ft available



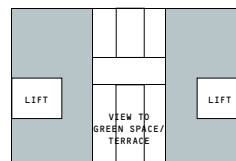
SECOND FLOOR up to 10,000 sq ft available



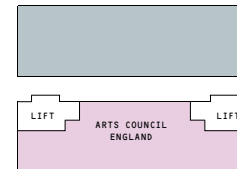
FOURTH FLOOR up to 8,400 sq ft available



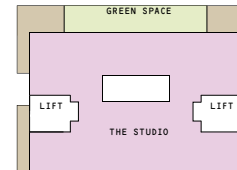
SIXTH FLOOR up to 8,400 sq ft available



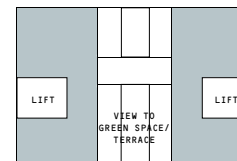
FIRST FLOOR up to 8,000 sq ft available



THIRD FLOOR occupied by The Studio



FIFTH FLOOR up to 8,400 sq ft available



KEY

- Available space
- Occupied space
- Green space
- Terrace space

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Designed with total flexibility in mind, The Hive's adaptable floor plates allow you to maximise every inch of space. A typical open plan layout can accommodate one person per seven sq metres, while the fourth floor layout, shown opposite, demonstrates a comfortable floor plan of one person per 10 sq metres.

The floors and ceilings have been left as bare concrete, so you can specify the exact finish that would suit your organisation. Working from this starting point saves you money, allows you to create a tailored finish and lessens the impact on the environment.

You can find out just how flexible your space can be at: www.thehivemanchester.com

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Manchester is recognised as one of the UK's most forward thinking cities. You'll be more than familiar with its place in history as the world's first industrial city. A reputation for groundbreaking music, world famous football clubs and a diverse arts and culture scene.

What you might not realise is the wider Manchester city region has a vibrant mix of towns and cities with a population of well over five million. City centre living, family life in leafy suburbia and weekends walking the vast countryside that surrounds the conurbation are the secrets of the region's success. First class road, rail and air links mean you can be in London in a couple of hours by train and well over 200 destinations worldwide by plane.

Within an hour's drive are twenty-two universities and 400,000 students. This significant talent pool, coupled with world-class graduate retention, can guarantee a constant flow of expertise to keep your competitive edge sharp. Basing your business in The Hive will mean you're right at the heart of one of the most vibrant cities in the UK with a buzzing atmosphere and some powerful attractions for business.

www.visitmanchester.com
www.investinmanchester.com

NORTHERN QUARTER VIBRANCY

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Housed between Piccadilly and Ancoats, The Hive is the newest resident of Manchester's unique Northern Quarter, an area which has rapidly grown to become the inspirational extension of Manchester's city centre regeneration.

The Northern Quarter has long been known as the 'creative quarter' of Manchester. It's where a whole variety of creative agencies, art galleries and independent retailers have made their home.

One of the Northern Quarter's iconic musical landmarks is back after a four-year break. Band on the Wall has been the cornerstone of Manchester's music scene and thanks to supporters like The Hive, it continues to be a catalyst for creativity, nurturing talent and uniting business and culture.





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Hello

If you'd like to know more about what The Hive can offer your organisation, call Angela Fielding at Argent, or one of our agents to ask any questions or arrange a viewing.

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Angela Fielding
Argent
1 Piccadilly Gardens
Manchester M1 1RG

T: +44 (0)161 236 1878
E: angela.fielding@argentgroup.plc.uk
www.argentgroup.plc.uk



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Rupert Barron
Colliers
1 Marsden Street
Manchester M2 1HW

T: +44 (0)161 831 3353
E: rupert.barron@colliers.com



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Andrew Timms
Edwards & Co
26 King Street
Manchester M2 6AY

T: +44 (0)161 833 9991
E: andrew@edwardsandco.com



For further information and full specification visit www.thehivemanchester.com

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