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**LEGAL COUP FOR MANCHESTER CITY CORE
- GEORGE DAVIES TO MOVE TO 1 NEW YORK STREET –**

A Manchester law firm is staying close to its roots and has decided to remain in the heart of Manchester prime core. George Davies, advised by OBI Property, has selected Bruntwood's 1 New York Street for its office move within the city's central core this September.

The 86 strong law firm is also taking the opportunity to rationalise its space requirements following a two year project with space planners at Sheppard Robson.

Going from four floors and 15,000 sq ft at existing premises at Fountain Court in Fountain Street to one floor with one large floorplate at 9,000 sq ft cuts out the space wastage but also factors in a future growth for the firm of between 25-30 per cent according to Managing Partner Mark Hovell.

"When we went through this exercise, we could not afford to ignore the results. Our 'dead' space equated to a spare seat for every member of our staff. Most of our workstations were underutilised most of the time due to external meetings, home working and travel. We also wanted to tackle our storage and archiving needs to become more eco-friendly and eventually to strive for a paperless working environment. In order to move forward we needed to first tackle the efficiency of our premises."

The letting is great news for the impressive Denton Corker Marshall designed 1 New York Street which was only completed last September. Its environmental efficiency is confirmed by the award of a BREEAM (BRE Environmental Assessment Method) 'excellent' rating).

OBI Property's Offices Partner Will Lewis, who has been closely connected with the project over the past few years when at WHR and now with his own partnership at OBI, commented that George Davies' clients and staff wanted the firm to stay in the same convenient location. "We put several options to George Davies which included recently developed areas of the city, but in the end Bruntwood's reputation as a landlord and in house expertise put 1 New York Street in poll position. Bruntwood have worked closely with George Davies for the past 18 months and this relationship will continue to develop throughout the ten year lease.

“I am sure this news will make other professional firms in the city consider their own real space needs at lease ends or breaks. The George Davies example demonstrates that reviewing working methods can be positive and enable a move towards greater efficiency and profitability.”

Concludes Andrew Cowell, Head of Sales at Bruntwood: “Combining flexible leases with excellent quality office space at 1 New York Street meant that Bruntwood were able to provide George Davies with an impressive office solution that met their business needs.”

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