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OCEAN'S AWAY... SPX BUILDING GETS £1.5M INVESTMENT BY WERELDHAVE

Following the successful lettings to The John Lewis Partnership (JLP) and US conglomerate SPX Corporation earlier this year at the 300,000 sqft Towers Business Park in Didsbury, South Manchester, Dutch Property Company Wereldhave has invested £1.5 million in the refurbishment of Ocean House. An additional investment of £155,000 has also been made in creating new conferencing and meeting facilities at The Pavilion and in a three year programme of new landscaping at the site.

Ocean House, which is being launched to the market this week (Thursday 16 September), totals 36,585 sqft with the first and second floors comprising 24,868sqft taken by SPX on a ten year lease.

The completely refurbished ground floor at 11,717 sqft is available to let and now benefits from a new comfort cooling system, upgraded lighting and an impressive new entrance foyer.

Commenting on the investment, Wereldhave's Managing Director Jonathan Speakman Brown said:

“ Our recent lettings coups have underlined the continuing attractions of Towers to the relocation market, particularly for this calibre of tenant requiring shared services functions. This provided the confidence to invest further in Towers and as a result of JLP's and SPX's space requirements the opportunity to relaunch two ground floor opportunities to the market.

“In addition to the ground floor at Ocean House, we also have the ground floor available at Scotscroft where JLP and Vodafone occupy the bulk of the floorspace at the 57,265 sqft building.”

The £1.5 million fast-track refurbishment project which enabled Towers to secure the SPX letting was managed on behalf of Wereldhave by Dominic Horridge, Building Consultancy Partner at OBI Property who are joint lettings agents with GVA Grimley at the scheme. OBI also project-managed the fit-out for tenant SPX.

Commented Dominic Horridge: “Ocean House now benefits from the requirements of SPX in terms of its transformation to Grade A office space. The project had to be completed to a tight deadline in order to secure the transaction and this was achieved on time and to budget.”

In addition to the office refurbishment programme, Wereldhave has also created its own conferencing facility at The Pavilion which occupiers can hire for meetings and seminars and the Towers also offers occupiers a new café facility – The Coffee Hub – which is centrally located and two new picnic areas with two more planned this year as part of its on-going major landscaping programme.

SPX and JLP have joined British Airways, Cisco Systems and Logica at Towers, adding another 500 new jobs in the future to bring the total number of on-site staff to an estimated 2,300 people.

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