

EXPRESSIONS OF INTEREST INVITED

Tenant sought for new managed
office-workspace hub within a stunning Grade II
listed building which is to be fully refurbished



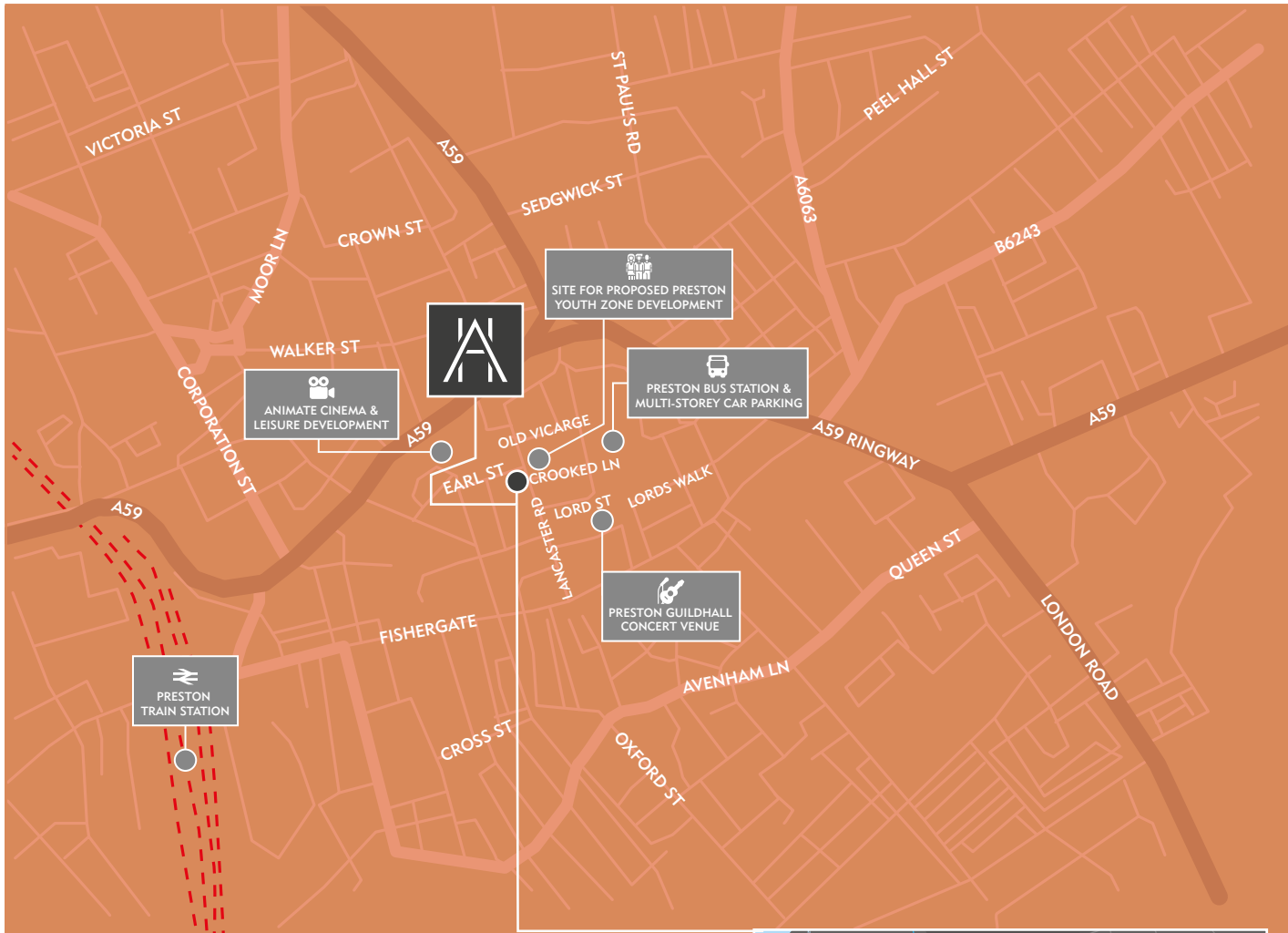
AMOUNDERNESS
HOUSE

62 LANCASTER RD, PRESTON PR1 1DD

DESCRIPTION

- A stunning Grade II listed heritage building which is being sympathetically refurbished to provide flexible workspace/office accommodation
- Due for completion Q3, 2025
- A state-of-the-art business centre for start-ups, and established businesses
- Prominent City Centre location
- Next to Preston's new Animate leisure and night time quarter
- Close proximity to UCLAN
- Close proximity to bus station
- Good train links via the west Coast main line railway
- New minimum 15-year lease available





LOCATION

Preston has been named as the highest performing city in the North West. It has been recognised as the best city to live and work in the North West for the third year running (Demos-PWC Good Growth for Cities Index, 2022).

Amounderness House is located in Preston's Harris Quarter – a unique quarter within the City Centre which is undergoing a multi-million pound transformation of its heritage buildings, sites and public realm to create a diverse culture, leisure and employment offer.

“PRESTON HAS BEEN NAMED AS THE HIGHEST PERFORMING CITY IN THE NORTH WEST.”



AERIAL

AMOURNESS HOUSE



FISHERGATE SHOPPING CENTRE

PRESTON TRAIN STATION

PRESTON ST GEORGE'S SHOPPING CENTRE

PROPOSED SHANKLEY HOTEL

PRESTON OUTDOOR MARKET

THE 'HARRIS YOUR PLACE' ART GALLERY

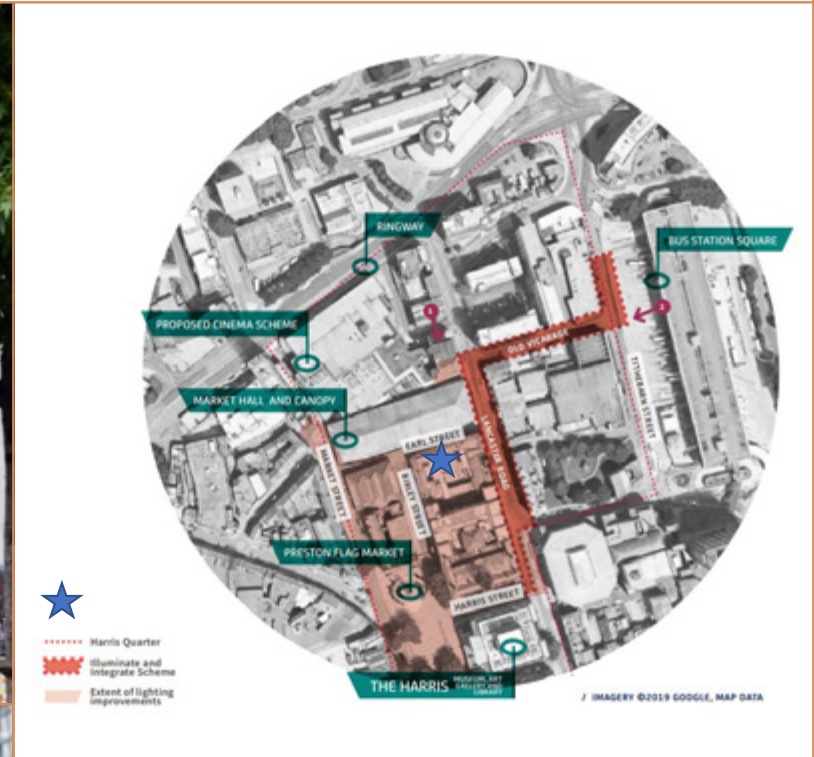
PRESTON CITY COUNCIL



PRESTON MARKET HALL

PROPOSED SITE FOR ANIMATE CINEMA & LEISURE DEVELOPMENT

SITE FOR PROPOSED YOUTH ZONE DEVELOPMENT



CONTEXT

The refurbishment of this historic building into a managed work/office space hub is a key project within the £200 million Harris Quarter investment programme, being kickstarted by the Government's Towns Fund. This project will complement the recently transformed heritage Preston Market, the proposed new development of Animate – a Cinema and bowling attraction with food/ drink venues, "the Harris Your Place" project involving refurbishment of the iconic Grade II Harris into a blended Museum/ library/ art gallery venue and the new Youth Zone project complemented by a series of new public realm and illumination works.



"A KEY PROJECT WITHIN THE £200 MILLION HARRIS QUARTER INVESTMENT PROGRAMME."



BUILDING DESCRIPTION

The building was originally built in three stages; the 1857 courthouse, the 1901 extension and the more recent 20th century extensions to the courtyard. The 20th century extensions will be demolished to make way for a new glazed atrium, incorporating a mezzanine fronting onto the courtyard.

Amounderness House is intended to provide a mix of office space, hot-desk space and co-working space within a refurbished listed building. The building will be fully refurbished providing a shell ready to accept a Cat A fit out to be installed by the tenant. A remodelled courtyard serving the building will offer a quality outdoor space with potential for a catering facility.

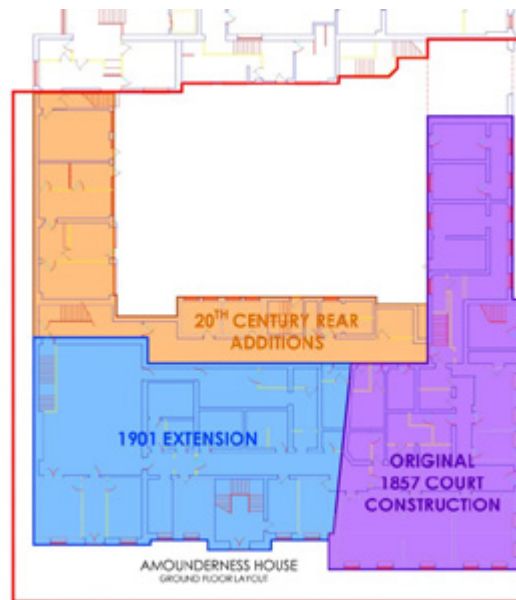


"A MIX OF OFFICE SPACE, HOT-DESK SPACE AND CO-WORKING SPACE"

AREA SCHEDULE

FLOOR	SQ FT (NIA)	SQ M (NIA)
Ground Floor	9,483	881
First Floor	9,407	874
Second Floor (Mezzanine)	4,951	460
TOTAL	23,842	2,215

Prior to submitting an application for planning and Listed Building Consent it will be necessary to understand how the tenant envisages the accommodation within the building to be split between lettable office space, hot desking and studios. Interested parties should also indicate how they envisage the café/catering facility will operate.





THE OPPORTUNITY

A tenant is sought who will fit out and operate a managed workspace accommodation within Amounderness House

The opportunity is for a specialist provider of serviced offices/managed workspace to lease the whole of the building which will provide a range of office space for co-working, meeting and event space with potential for start-ups and creative, technical and innovative businesses.



PROGRAMME

22/07/22	Submission of EOI's
01/08/22	Issue Stage 2 ITT to shortlisted parties
19/08/22	Stage2 submission deadline
01/09/22	Cabinet Member meeting to approve appointment of preferred tenant



CORE SERVICE REQUIREMENTS

The core principles to be observed by the Tenant of Amounderness House are:

- **Flexibility** – accommodation and occupational teams
- **Business support** provided by a skilled management team
- **Embedded in wider economy** with links to:
 - Universities/ College
 - Other business centres in the area
 - Preston City Council
 - Enterprise and business support agencies
 - Local chamber of commerce
 - Other education providers
- **Success** - A need to demonstrate a commitment to helping young businesses survive and grow
- **Facilities Management** - Facilities should be well managed with onsite help available if required, including assistance with ICT and network issues.

BUILDING SPECIFICATION

- Grade II listed building
- Cat A fit out
- Finished with door access controls to external doors, with key fob
- services to be exposed "on show" with high quality finishes
- Flexible office spaces for a variety of tenants
- Opportunity to agree detailed fit out specification
- 'Remodelled courtyard into a quality new outdoor space'
- 'Introduction of contemporary glazed façade to courtyard'
- Currently designed to RIBA stage 2



GROUND FLOOR



Stage 2 - Indicative layout

EXPRESSIONS OF INTEREST SUBMISSION PROCESS AND REQUIREMENTS

Preston City Council will follow the two-stage process outlined below to select the preferred tenant to lease and subsequently operate Amounderness House as serviced office and managed workspace accommodation:

STAGE 1:

1. Submissions, containing an Expression of Interest (EOI), must be submitted to the Council's Development Manager, Nik Puttnam at Maple Grove Developments Limited via email to nputtnam@ericwright.co.uk with the subject line 'Amounderness House EOI'.
2. The EOI must be submitted by email before noon on 22 July 2022.
3. EOI submissions are to be contained in an A4 document no longer than 6 pages. Any Appendices to illustrate examples or supporting information must be referred to within the main text.
4. Following receipt, all EOI submitted will be reviewed and assessed as indicated below;
5. All parties will be notified whether or not they have been selected to proceed to Stage 2 ideally, within 10 working days of the closing date referred to above.

It is anticipated that up to 3 parties will be invited to proceed to Stage 2 of the selection process.

STAGE 2:

6. Shortlisted parties will be notified by 1 August 2022 that they have been selected to progress to Stage 2 of the selection process.
7. Shortlisted parties will be invited to submit their detailed proposals for operating Amounderness House as serviced office and managed workspace accommodation to the

Council's Development Manager, Nik Puttnam at Maple Grove Developments Limited via email to nputtnam@ericwright.co.uk with the subject line 'Amounderness House - Detailed Proposal' before noon on 19 August 2022.

8. The Stage 2 submission will need to include an indication of the proposals for fitting out and operating the property as well as a financial offer of rent to lease the building.
9. Following receipt of detailed proposals and rental offers from Shortlisted parties, the Council will select a preferred party with whom an agreement for lease will be entered into.
10. The selection process may or may not involve the shortlisted parties in providing further information at the request of the Council and/or making a presentation to outline their proposals in further detail.

A Data Room containing important information for parties wishing to submit EOI has been created. Access to the Data Room can be obtained by emailing the Council's Development Manager, Nik Puttnam at Maple Grove Developments Limited via email to: nputtnam@ericwright.co.uk with the subject line 'Amounderness House – Request for Access to Data Room'

It is essential that any enquiries are also submitted to Nik Puttnam. However, please note that no new/further information in respect of this opportunity will be made available during the EOI stage.

EOI are to contain the information outlined below. Please note that responses will be scored out of a maximum of 100 points to assist with the selection process:

- Confirmation of the full name, address and Company Number of the party submitting the EOI and the name of

the proposed Tenant and Company Number together with details of the company structure where this is different (Absolute requirement);

- Confirmation of the financial standing of the proposed Tenant (20%);
- Evidence that the party submitting the EOI has a successful track record in relation to similar projects of this nature (20%);
- A description of how the proposed tenant intends to operate the building to provide serviced offices and managed workshop accommodation (30%);
- Details of the business services that the proposed tenant will provide as part of the operation (10%);
- An indication of the applicant's proposals for the catering arrangements that are envisaged to be part of the scheme and whether this will be operated directly by the proposed tenant or whether any catering operation will be sublet (20%).

Stage 2 of the Procurement Process will require the shortlisted parties to provide full details of their proposals for the provision and operation of serviced offices and managed workspace accommodation within the building; their proposals and a brief specification for fitting out the building together with a financial appraisal and rental offer to lease the building based on the draft Heads of Terms provided as part of the process and any other supporting information considered to be necessary.

Please note that the Council will not be under any obligation to accept the highest or indeed any offer received and that all correspondence entered into is Without Prejudice and on a Subject to Contract basis.

TERMS

The freehold is held by Preston City Council. The Council will be seeking proposals from experienced providers of serviced accommodation/managed workspace with a proven track record in this sector. The Council will be seeking rental offers from shortlisted parties interested in leasing Amournerness House for a minimum 15 year full repairing lease.



CONTACT

All enquires to:



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On behalf of Preston City Council



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DESIGNED BY:  **BLAZE** 0161 387 7252



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