

RIGHTS OF LIGHT SURVEYOR

Expressions of Interest are invited from suppliers to act on instructions from CBRE Global Investors (Fund Manager of the West Midlands Pension Fund's property portfolio) in the role of Rights of Light Surveyor in connection with the proposed redevelopment of Astley and Byrom House, Quay Street Manchester

Background

The project will be for the delivery of a predominantly office scheme in the densely developed core of Manchester, opposite Spinningfields, replacing in due course two existing 1960's office buildings, Astley House and Byrom House with a highly contemporary and striking new development of roughly 25,000 m2.

Wolverhampton City Council, as administering authority for the West Midlands Metropolitan Pension Fund ("the Fund"), owns the freehold interest in Astley House and Byrom House, Quay Street, Manchester. The asset in ownership is a largely rectangular site of 0.4 hectares. The existing buildings date from the 1960's. They comprise two linked office buildings with retail space at ground floor and basement car parking. The total net area of the existing accommodation is about 150,000 sq. ft. The buildings are partly occupied on short term leases.

Changes in Manchester over the last ten years have left the site exceptionally well-placed to accommodate a substantial new development. This will not only add to the City's stock of landmark Grade A office blocks but also facilitate a link between the Spinningfields development and the re-generated areas to the south, centred on the Museum of Science & Industry and the Left Bank Development surrounding the ITV studios. In doing this, it will also bring new life to St John's Gardens at the rear of the existing buildings.

The Council has encouraged the re-development and expressed general support in principle for the scale and use proposals. The property is located within a Conservation Area and adjacent to listed buildings. The scheme has therefore also been discussed in principle with English Heritage. Whilst proposing certain changes to the profiling and elevational treatments they seem generally prepared to endorse the height and massing.

With the improved market prospects, the Fund now wishes to progress the scheme more rapidly. The intention is to progress the proposals for the site by appointing a full design team to work up a design to the level required to submit a planning application.

The Role

Applicants should have a proven track record of providing Rights of Light consultancy and surveying services for major, complex commercial development projects on congested city centre sites.

The role can be broken down into a number of key stages:

1. Review of existing work undertaken in 2008 (as part of an early Feasibility report) and liaison with the client / owner on leases, plans etc. to support an initial due diligence exercise.
2. Liaison with the appointed design team to undertake a Rights of light study including the provision of 3D modelling.
3. Input into the submission of a full planning application.
4. Active negotiation on behalf of the client / building owner of all necessary agreements.

Applications

Written expressions of interest should include, briefly:

- Experience of similar projects
- CV of key team members

Closing Time for receipt of expressions of interest:

3pm Tuesday 21st August 2012

Three or four firms will be shortlisted to produce a more comprehensive response and a fee quotation. These firms will be invited for interview in London.

Please forward written expressions of interest to:

Michael Roul
CBRE Global Investors
21 Bryanston Street
London
W1H 7PR

Michael.roult@cbreglobalinvestors.com