

Having previously worked for LCA in London, we were engaged to support them with a Feasibility Study and PM services for a new Campus of University of Bolton in Manchester.

We investigated 3 short-listed buildings across Manchester city centre and the Salford area, only to confirm that none were appropriate. We then worked with a local developer to identify a suitable location. The Base Building was short-listed and we extended our feasibility study to encompass this 4th location. Using the same brief we provided new space plans, fire strategy and M&E investigation to confirm its suitability.

The Base building was close to Manchester's main university campus, with associated amenities and transport links, and the building provided 34Ksqft of office space. A change of use was required to F1 use with upgraded toilet and shower facilities, a supplemented/part new M&E installation and a new fire escape to support proposed occupation levels.

# THE WORKSPACE CONSULTANTS

The space plans were used with a performance specification for a D&B tender and this was managed through the tender phase.

Proposed designs were presented and a successful contractor was engaged and we managed the construction through to completion.

*"The project was managed efficiently from start to finish, The Workspace Consultants were involved throughout with the landlord, planners, main contractor and technical contractor. We did not have to deal with the third parties and were simply kept informed of progress and costs during our weekly meetings.*

*We are very pleased with the outcome of all projects completed by TWC. They have acted professionally throughout always safeguarding our interests. They are project managers whom I can wholeheartedly recommend."*

**Roger Leung, Head of Finance**

**CLIENT NAME: LCA/UOB | LOCATION: GREENHAYS, MANCHESTER | DURATION: 35 WEEKS | SIZE: 34,000 SQFT | ACCOMMODATION TYPE: EDUCATIONAL**

