



# MANCHESTER ARNDALE

## PROJECT SUMMARY

Manchester Arndale represented the last piece of the regeneration jigsaw set up under the City Council's Millennium plan following the devastating terrorist bomb attack of 1996.

The core focus of this project was to rebuild approximately half of an existing shopping centre, and to refurbish the remainder to restore and regenerate the retail heart of the North West's premier city. PRUPIM's role as Development and Project Managers was to oversee the entire project from conception of the initial design, through to delivery of the complete investment product. This encompassed all aspects of managing a highly complex development and construction project, in co-existence with an established vibrant city centre. This required highly developed partnership skills to engage with all the major stakeholders in this part of the City of Manchester.

We also sponsored one of the largest project-based Sustainability and Corporate Responsibility programmes of its type ever undertaken in the United Kingdom. This not only included ground breaking initiatives in the design and construction processes, but also community based projects such as the rehabilitation of an inner-city country park and the supporting of a community centre on one of Europe's most deprived sink estates.

*"The partnership achieved by Manchester City Council and PRUPIM should be held up as an absolute model for any intricate regeneration project in a major city centre."*

**SIR HOWARD BERNSTEIN,**  
Chief Executive, Manchester City Council.

## PROJECT HIGHLIGHTS

- Regenerated the heart of the major retail destination in the North West
- Created a modern integrated centre with continuous twin level malls, increasing footfall and rental values across the whole centre
- Working in partnership with Manchester City Council to redevelop the city centre post-terrorist attack devastation
- Innovative IT to improve communications and potential for commercialisation
- Supported the largest Sustainability programme of its type in the UK

## PROJECT FACTS

### USE/TYPE

City centre shopping centre and offices

### CONTRACT VALUE

Circa £150 million

### SIZE

1.4 million square feet

### FUNDING SOURCE

Prudential

### START DATE

September 2003

### COMPLETION DATE

October 2006

### LOCATION



Manchester Arndale  
Management Office  
1st Floor,  
Arndale Centre,  
Manchester M4 3AQ  
[www.manchesterarndale.com](http://www.manchesterarndale.com)



## MANCHESTER ARNDALE

### KEY CONSULTANTS

<b>ARCHITECTS</b>	Chapman Taylor LLP
<b>STRUCTURAL ENGINEERS</b>	Mott MacDonald
<b>M &amp; E ENGINEERS</b>	Foreman Roberts
<b>COST CONSULTANTS</b>	Cyril Sweett Limited
<b>MAIN CONTRACTOR</b>	Bovis Lend Lease
<b>LETTING AGENTS</b>	Lunson Mitchenall, CBRE, Tushingham Moore

### KEY STAKEHOLDERS

- **Prudential**  
CO-OWNER
- **Capital Shopping Centres (CSC)**  
CO-OWNER
- **Manchester City Council**  
VISION PARTNER
- **British Trust for Conservation Volunteers (BTCV)**  
COMMUNITY AND SUSTAINABILITY

### AWARDS

 <p><b>European ReStore Award 2007</b>, International Council for Shopping Centres</p>	 <p><b>Two Purple Apple merits</b> from the British Council of Shopping Centres, 2007</p>	 <p><b>NW Client of the Year Award</b>, Centre for Construction Innovation Northwest, 2007</p>	 <p><b>British Council of Shopping Centres Gold Award 2006</b></p>
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### KEY TENANTS

**NEXT**  
**TOP SHOP**  
**RIVER ISLAND**

  


### INTEGRATED PRUPIM SERVICES EMPLOYED

- Fund Management
- Market Research
- ✓ Leasing
- Asset Management
- ✓ Sustainability
- ✓ Development Management
- ✓ Project Management
- Marketing
- Property Management
- ✓ Funding

