

BOURN

74,586 SQ FT OF HIGH QUALITY
GRADE A OFFICE SPACE



YOUR NEW HQ IN THE HEART OF THE CITY

1 MANOR HOUSE DRIVE
COVENTRY CV1 2TG



CHANGING SPACES

BOURN not only complements the high quality surrounding architecture, but offers space of the highest quality with sustainability at its core.

3



S P A C E

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D U R R N

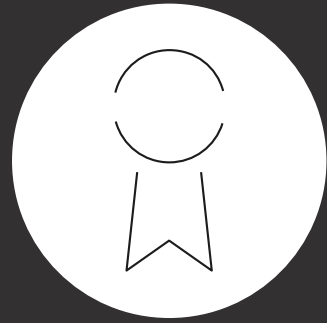
The brand new double height reception, with feature flooring, lighting and natural finishes provides a statement first impression to this HQ building.

B O U R N T O I M P R E S S

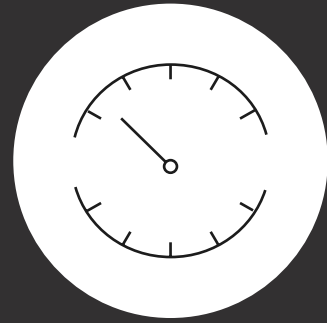




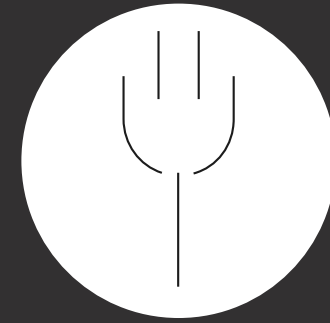
NET ZERO READY
AND EPC A



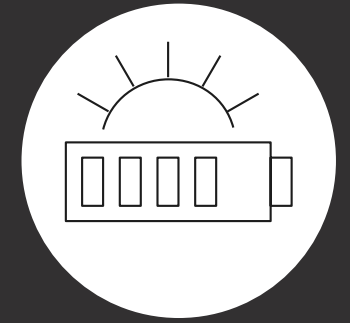
BREEAM
VERY GOOD



GAS FREE
BUILDING



16 EV CHARGING
POINTS



PV SUPPORTED
CAR PORTS

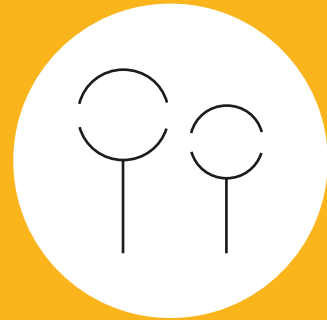
SUSTAINABILITY



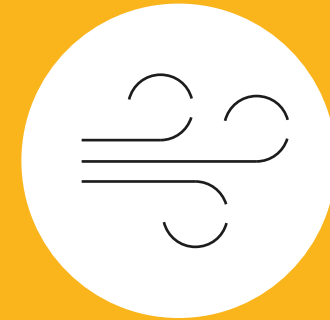
CYCLE HUB WITH
56 SPACES



SHOWER AND
CHANGING AREAS



NEW EXTERNAL
LANDSCAPING



AIR QUALITY
SENSORS



6 LOCKERS FOR
FOLDABLE BIKES

WELLBEING



C H A N G

- I N G

S P A C E S

9

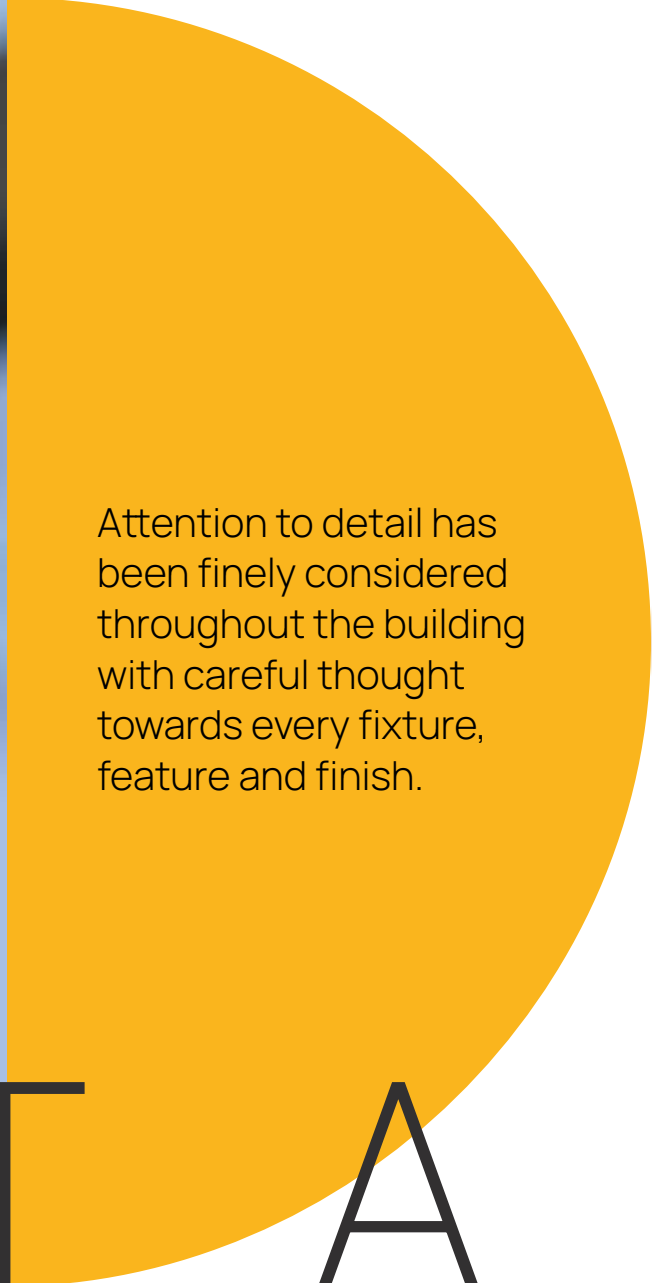
New dual entrance provides maximum connectivity to Coventry train station, surrounding public realm and range of local amenities. This new point of connectivity benefits both visitors and passers-by, lifting the immediate landscape. Coventry train station is accessed easily by foot via dedicated footpaths.





Attention to detail has been finely considered throughout the building with careful thought towards every fixture, feature and finish.

DETAILS



FUTURE PROOF FLEXIBILITY

The office floor plates are stripped back to a completely open plan format, with new fully exposed services prioritising a minimalist style that encourages a contemporary office fit out and includes future proof flexibility.





13

H₂O STATION



KEY DESIGN

PARAMETERS

14

BUILDING SUMMARY

- 91,897 sq ft over 6 floors
- Dual entrance into building
- New double height atrium
- 242 Car parking spaces
- New exposed M&E system
- Occupancy ratio of 1:8 sq m

SUSTAINABILITY

- Net Zero Ready and EPC A
- BREEAM Very Good
- Gas free building
- 16 EV car charging points, with the provision for a further 46
- PV supported car ports

WELLBEING

- Dedicated cycle hub with 56 cycle spaces
- Dedicated shower and changing facilities
- New external landscaping
- Air quality sensors
- 6 Lockers for foldable bikes

TECHNOLOGY

- Smart enabled
- Communal WiFi
- Mobile access control
- Dual network capacity

WELCOME TO

BOURN





Emphasis has been placed on wellbeing and amenity provisions that respond directly to the buildings environmental aspirations. In particular, a dedicated cycle hub is incorporated which houses extensive cycle parking, further supplemented by dedicated shower, changing and locker facilities.



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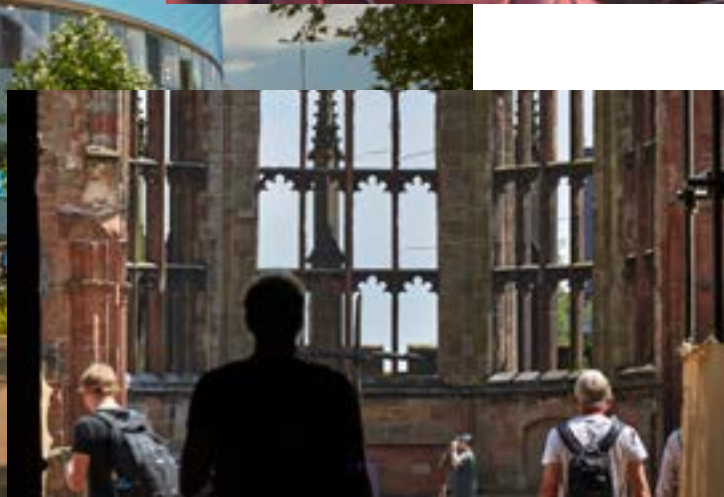
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LOCALITY CONNECTION

20

Home to prestigious names like Severn Trent, Peugeot and Homes England, the city sits within an impressive talent pool with Coventry and Warwick Universities both in close proximity. Coventry is a young and vibrant city and this thriving university and graduate population will benefit ambitious occupiers looking for growth.

The building has been re-imagined to not only complement the high quality surrounding architecture but to offer self-contained office space of the highest quality with sustainability at its core.

This landmark connected building has been reborn to offer a space ready for changing times.







Coventry Transport Museum
13 min

Coventry Cathedral
10 min

Belgrade Theatre
14 min

Herbert Art Gallery & Museum
8 min

Coventry University City Campus
15 min

SkyDome
10 min

Retail Core
10 min

BOURN

Central 6 Retail Park
11 min

Coventry Railway Station
5 min walk

Coventry Ring Road

Cycle Hire Station

22

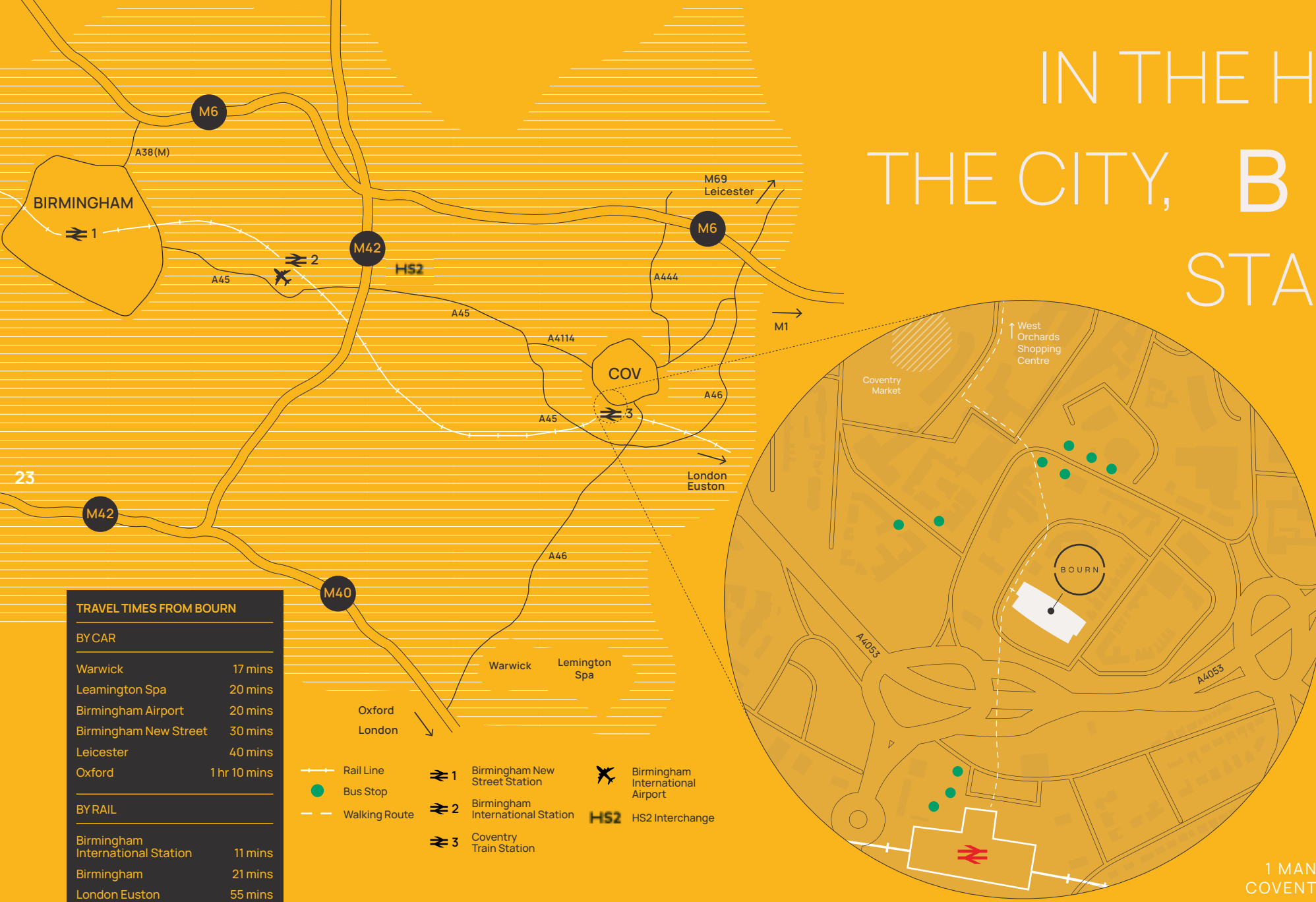
IN THE HEART OF THE CITY, BOURN STANDS

PROUD

Not only is it adjacent to the ring road, visible when circulating the city centre, it is also extremely well connected to public transport, being a short walk from Coventry train station and multiple bus routes.

All this establishes BOURN as one of the best connected buildings within the city.

1 MANOR HOUSE DRIVE,
COVENTRY, CV1 2TG



TRAVEL TIMES FROM BOURN

BY CAR

Warwick	17 mins
Leamington Spa	20 mins
Birmingham Airport	20 mins
Birmingham New Street	30 mins
Leicester	40 mins
Oxford	1 hr 10 mins

BY RAIL

Birmingham International Station	11 mins
Birmingham	21 mins
London Euston	55 mins

- Rail Line
- Bus Stop
- Walking Route
- 1 Birmingham New Street Station
- 2 Birmingham International Station
- 3 Coventry Train Station
- Birmingham International Airport
- HS2 HS2 Interchange

FLOOR PLANS

OFFICE SQ FT

5TH Right

6,734

1ST

OFFICE SQ FT

15,081

24

4TH

15,355

G Right

6,725

3RD

15,350

B (Includes wellbeing and cycle hub)

2ND

15,341

TOTAL 74,586

BASEMENT FLOOR PLAN

Wellbeing and cycle hub

BASEMENT

31 Car Parking Spaces



Secure Access

Secure Access

7 Showers, 2 WCs

Parking for 56 Bikes

BUILDING

GROUND FLOOR PLAN (RIGHT)

6,725 sq ft



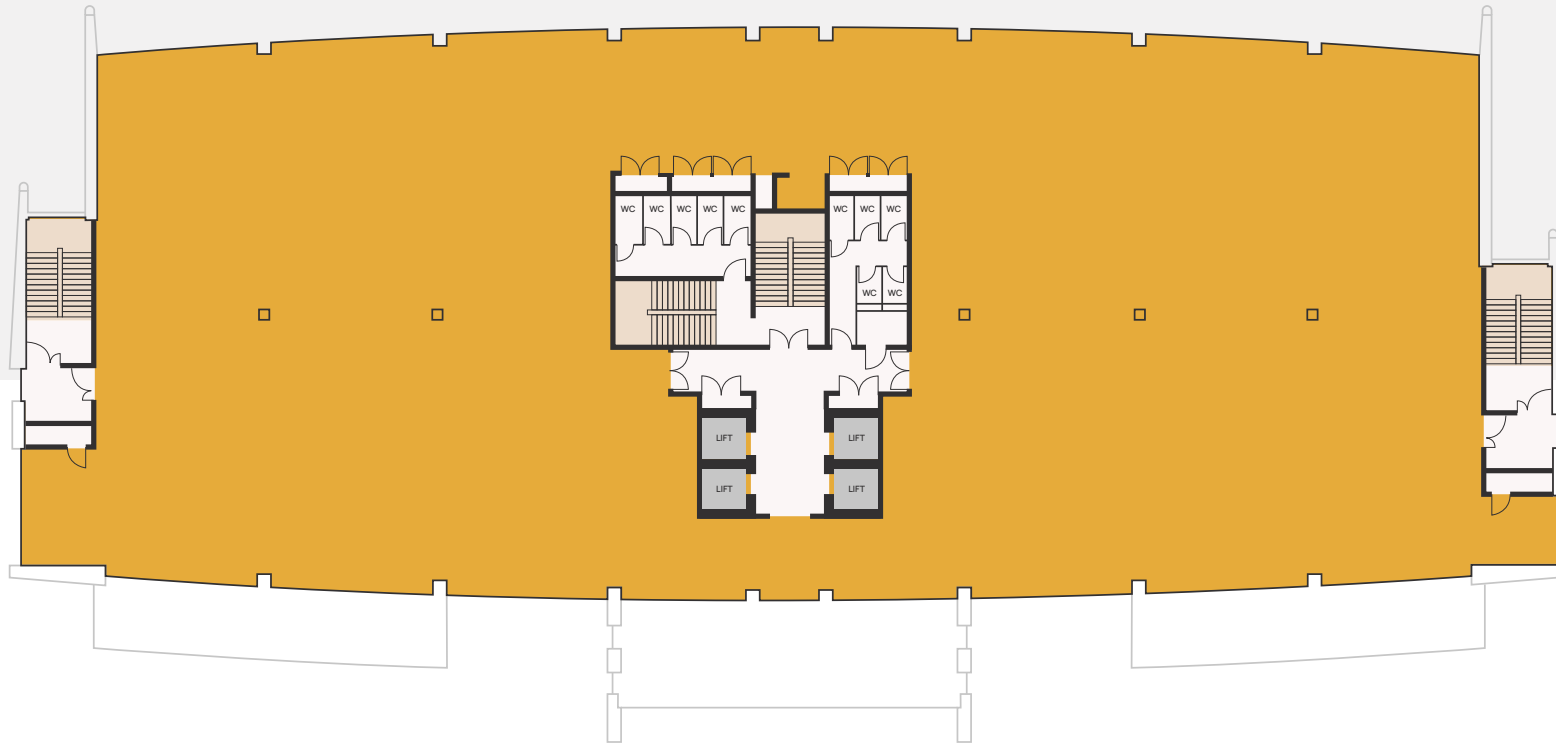
GROUN

BUILDING

FIRST FLOOR PLAN

15,081 sq ft

FIRST



27

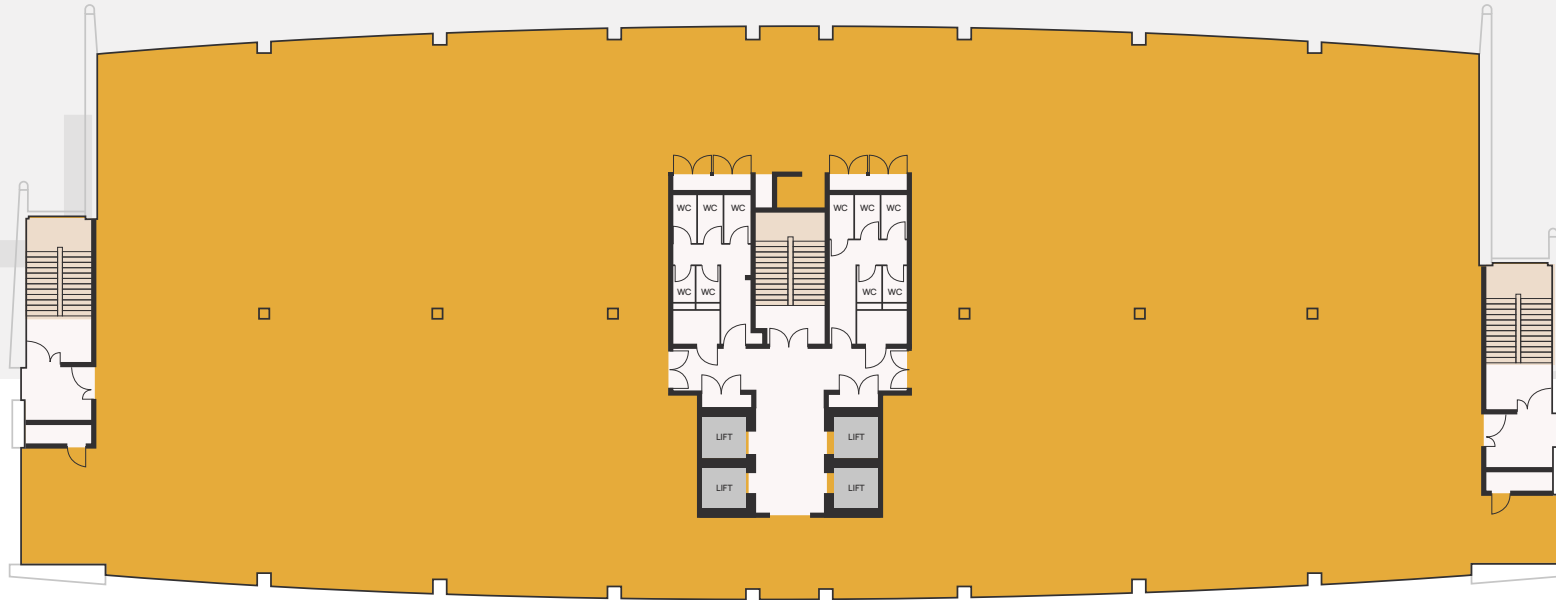
BUILDING

SECOND, THIRD & FOURTH FLOOR PLAN

2nd floor: 15,341 sq ft

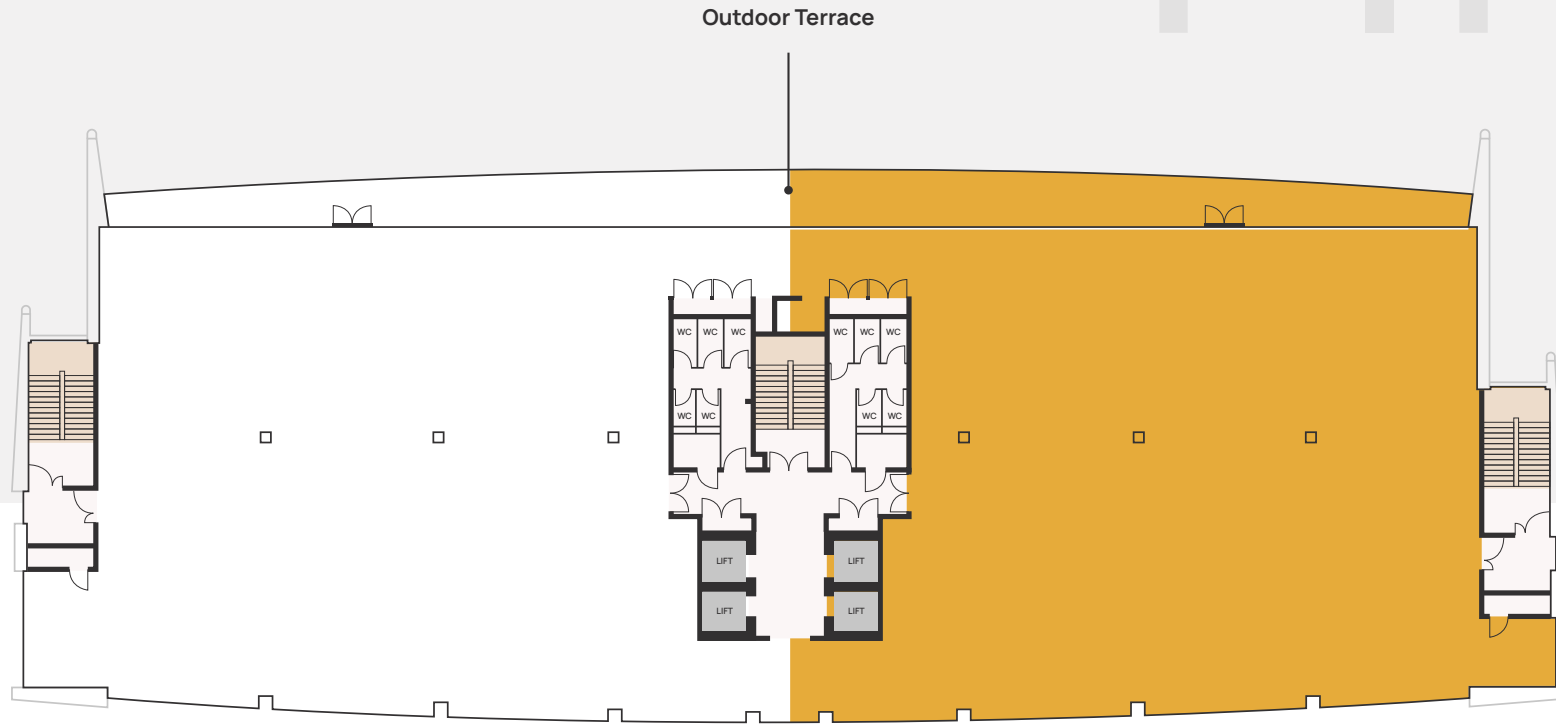
3rd floor: 15,350 sq ft

4th floor: 15,355 sq ft



FIFTH FLOOR PLAN (RIGHT)

Offices 6,734sq ft



BOURN TO

BESUS TA

INABLE

FROM START
TO FINISH

IM PROPERTIES

BOURN is owned by IM Properties, who are focused on a sustainable future in the sectors it invests and develops in. With a proven track record of successfully repositioning and redesigning office space in the Midlands, such as the redevelopment of 55 Colmore Row in Birmingham and 7 years of ownership and development of Blythe Valley Park in Solihull, IM Properties are always looking to innovate.

There's no ignoring the fact that the effects of climate change are very real, and increasingly influential – and as one of the UK's largest privately owned property companies, we acknowledge that we have a significant role to play in helping to decarbonise our economy and create a cleaner, greener, more responsible future.

Our long-term sustainability strategy includes the vision and actions that IM Properties are going to take over the next 10 years to achieve it and is based around a key purpose: to create a sustainable future together.

DESIGN

We have created a building which considers its impact at all stages. It is important to us as a business that we create sustainable buildings, which are fit for the future and that means working closely with our supply chain to ensure that sustainability is not only considered but actioned throughout the whole process.

- PV technology has been installed within car ports in the car park
- 16 EV car charging points, with the provision for a further 46
- Each floor has been sub-metered to allow for tracking of consumption of energy across floor plates – putting the power of managing energy into the occupiers hands
- Wellbeing – A cycle hub is provided with its own secure entrance to encourage sustainable travel with space for up to 56 bikes to be parked securely
- The cycle hub also has 7 showers, lockers and WC facilities as well as a cycle repair station
- Super loos are included in the building design throughout for inclusion
- External landscaping and seating has been considered to allow for flexible breakout areas for staff and provides access to open green areas
- The design has been focused around pedestrian priority access to encourage more sustainable travel to and from the building
- The space has been designed with a biophilic design ethos looking to bring more greenery into the fit out of common areas



CONSTRUCTION

We partnered with our chosen contractor, Overbury, to put measures in place which allowed for more sustainable methods of construction, with a focus on minimising waste and designing more efficient procedures for site recycling.

- Overbury are monitoring their scope 1 and 2 corporate emissions and have set science based targets to begin to work towards becoming a carbon neutral company
- We achieved 97% to landfill by implementing a site wide waste management plan which focused on key areas of designing out waste, by optimising materials, reducing waste generated on site and looking at ways to reuse and recycle materials. Monthly reports to monitor the waste management were produced
- Sustainable transport methods were encouraged for all people working on site, by displaying local transport options in welfare areas for operatives working on site
- BOURN is a BREEAM Very Good rated building, with numerous environmental practices contributing to the overall rating, such as:

1. We limited the amount of waste that was produced. This was considered throughout all stages of the project, from the strip out section of the project all the way through to the operational waste areas that the client will be using

2. Materials were responsibly sourced ensuring the overall impact on the wider environment was lowered through the sustainable procurement of materials. This involved checking that targeted materials had come from a legal and sustainable source. Overbury also ensured that all timber on the project were FSC or PEFC certified

3. The consideration of any Volatile Organic Compounds (VOC) in products used on site by checking materials have the correct certification that states their VOC content and emissions levels

4. The monitoring of water consumption, which the contractor will look to limit by the appliances installed on site



- BOURN has sustainability at its core with a brand new VRF M&E system designed with the building being free of gas. We have achieved Net Zero Ready and EPC A
- The project achieved credits for the CCS (Considerate Constructors Scheme). This scheme was based around the fundamental values of improving the image of construction, this includes integrating the site and its operations within the community, and can include various measures such as engaging with local schools or colleges. The CCS scheme also recognises local labour, and Overbury encouraged their supply chain to recruit and retain local labour for the site



OPERATION

The heart of our ethos at BOURN is to actively engage with occupiers and suppliers to encourage and support behaviours in the way we manage and occupy the building which has sustainability at its core.

BOURN is a socially and environmentally responsible managed office environment, which integrates with the local community and environment to have a positive impact.

As part of the comprehensive refurbishment we have taken the opportunity to make the building smart enabled, with a focus on sustainability and ESG credentials to deliver an enhanced customer experience. Both occupiers and visitors are able to access the building using their mobile phone and utilise high-speed Wi-Fi and connectivity within the building.

Through the procurement policy that has been adopted, supply partners are required to commit to reducing energy use, carbon intensity, water use and waste, to use environmentally friendly products whenever possible. BOURN is a place where a strong emphasis on supply partners demonstrating a strong commitment to social value within their company.

We only work with carbon neutral waste contractors to ensure no waste goes to landfill.

Knowledge is key to implementing change therefore we provide occupiers with data to raise awareness and encourage minimising waste in the first instance and thereafter recycle wherever possible. Electricity is supplied by 100% Green Renewable Electricity from wind, solar and hydro power which can be traced back to its origin. From the buildings smart BMS system have also looked at energy monitoring and reporting. The smart BMS also links up with the newly installed air quality sensors for people's wellbeing at the heart of BOURN's ethos.

Our primary focus is occupier health and wellbeing with sustainability and social value at the heart of our engagement planners.

Whilst our onsite Customer Experience Team is responsible for the physical presence of the building to ensure we provide a best in class customer journey to form an emotional connect with the occupiers and guests, we ensure that we create a community atmosphere where every occupier contributes and benefits from the service provided.

We provide our customers at BOURN with easy access to the lifestyle and cultural offerings in the area, in order to have greater impact and link the building to the wider local community as well as deliver memorable moments for occupiers making BOURN a destination on its own. This is achieved through a dedicated events calendar showcasing local businesses, fun activities & initiatives and charity events.

Members of our team sit on key Council led Destination Management working groups and so we are able to be at the forefront of new and exciting plans for the city and position BOURN accordingly with the future in mind.



BE THE FIRST

B O U R N

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Development by



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