

A low-angle, upward-looking photograph of a modern skyscraper with a glass facade. The building's lines converge towards the top of the frame. The sky is a vibrant blue with scattered white clouds. The sun is visible as a bright, circular reflection on one of the glass panels.

latitudo

Introductions

The BAM Properties Delivery Team



Dougie Peters
BAM Properties
Managing Director



Gerry Mather
BAM Properties
Operations Director



Martin Hill
BAM Properties
Development Director



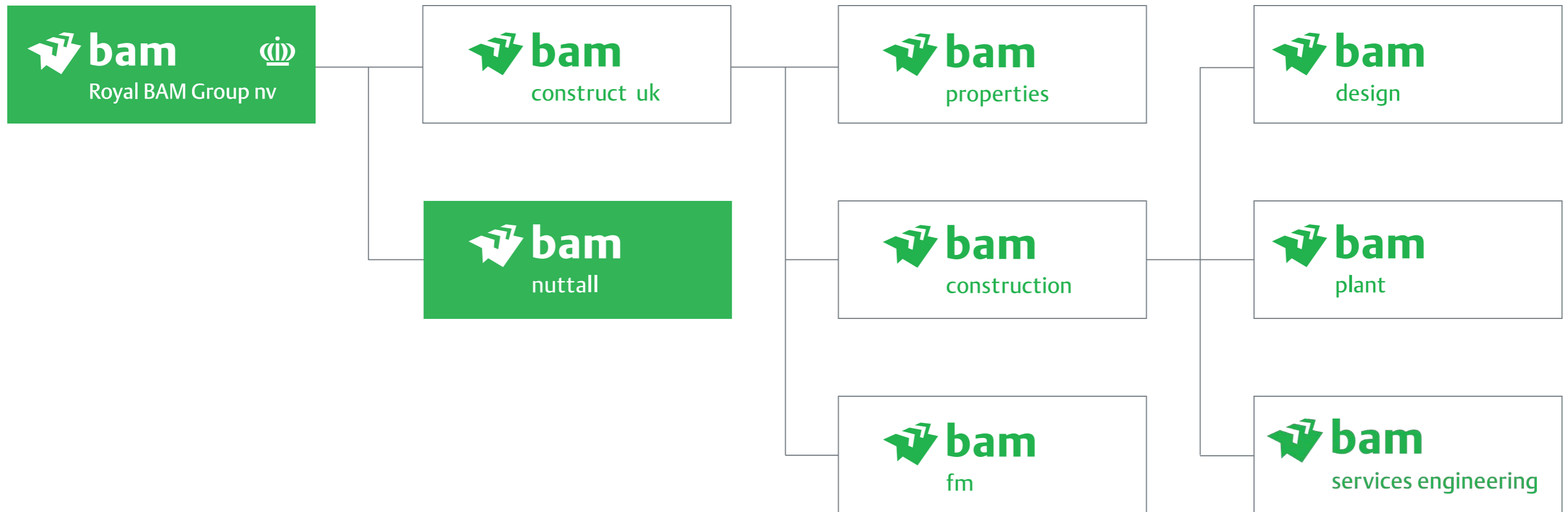
Paul Smith
BAM Properties
Development Manager
Based in Manchester



Euan Miller
BAM Properties
Legal Director

Royal BAM Group

Companies in the UK

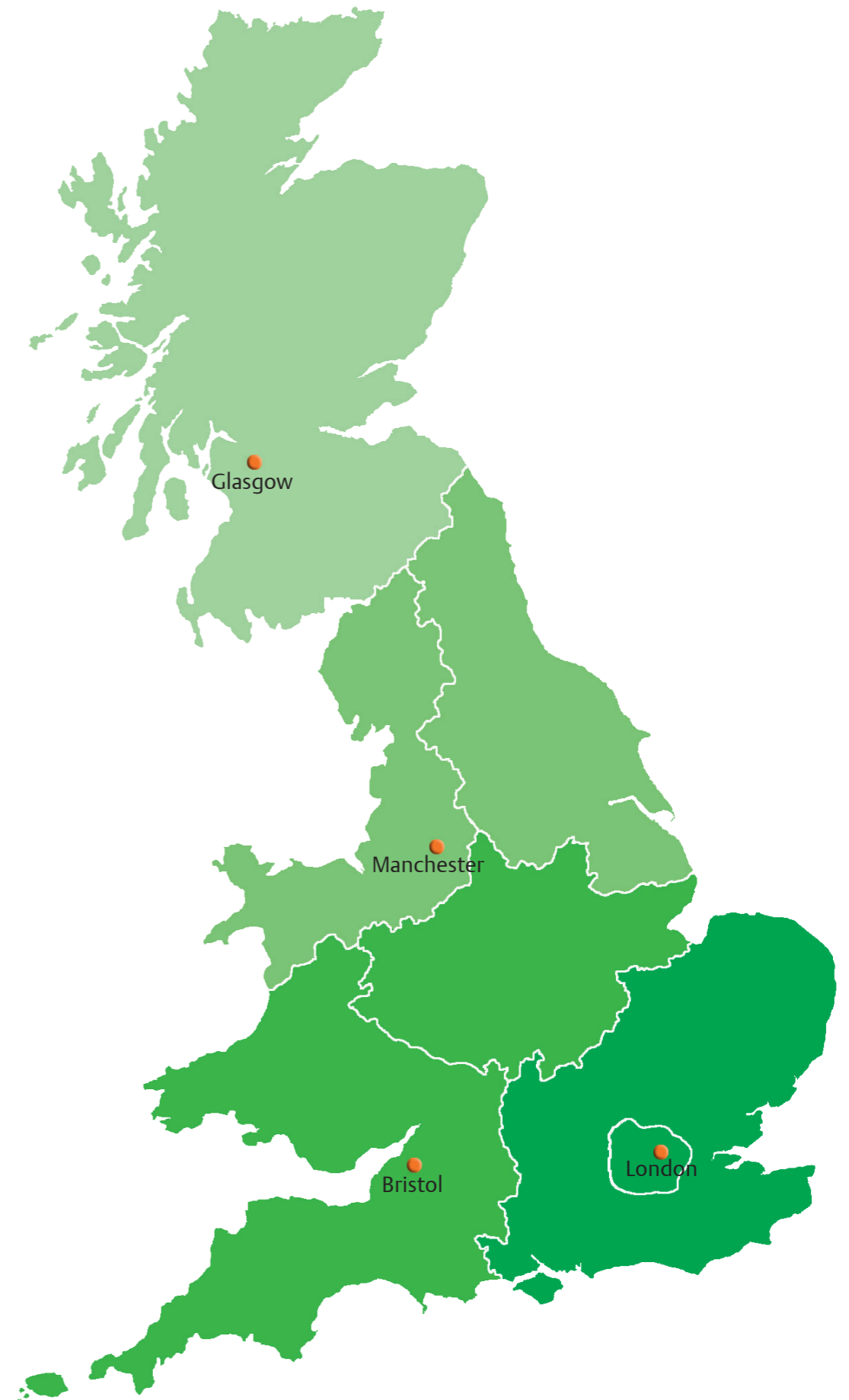


BAM Properties

A leading UK Property Development Company with over 30 years experience. During this time we have developed over 3 million sq ft of quality developments for the office, retail and industrial sectors.

“

We have a network of offices covering England, Scotland and Wales providing detailed knowledge of local market conditions and the issues on the ground that can be important to making a development work.



BAM Properties Track Record

Stoddart Street Student Accommodation, Newcastle



Project: Stoddart Street, Newcastle

Scheme: 409 student apartment block

Value: £18.4 million

Timing: September 2017

Sold to: Curlew (Fresh Living)

“

Every deal is different
and we can act in a
variety of roles.

BAM Properties Track Record

Capital Square, Edinburgh



Project: Capital Square, Edinburgh

Floor area: 122,500 sq ft

Value: £65 million

Completion: Q1 2020

BREEAM: Excellent

“

What separates us from our competitors is our willingness to speculate.

BAM Properties Track Record

Atlantic Square, Glasgow



Project: Atlantic Square, Glasgow

Scheme: Mixed use - office, retail, residential

Floor area: 293,000 sq ft

Value: £160 million

Timing: Q3 2020

“

Our clients want the peace of mind that comes from knowing that we've been there before and delivered on our promises.

BAM Properties Track Record

110 Queen Street, Glasgow



Project: 110 Queen Street, Glasgow

Floor Area: 160,000 sq ft

Value: £70 million

Completion: June 2015

BREEAM: Excellent

Sold to: Deutsche Bank

Awards: BCO award, Deal of the Year SPF, Best Building Design. Shortlisted – BCO: Best Development of the Year. Office Agency Society – Best Commercial Building outside London

“

Our experience means we know the ingredients for successful development.

BAM Construction Track Record

Merrion House Redevelopment, Leeds



Project: Merrion House Redevelopment

Client: TCS for Leeds City Council

Floor Area: 170,000 sq ft

Storeys: 10 storey refurb plus 6 storey new build

Value: £41 million

Completion: December 2017

BREEAM: Excellent

BAM Construction Track Record

Snowhill, Birmingham



Client: RT Group Developments

Floor area: 409,028 sq ft

Storeys: 19 storeys

Value: £98 million

Completion: March 2019

BREEAM: Excellent

BAM Construction Track Record

No1 Spinningfields, Manchester



Client: Allied London

Floor Area: 260,000 sq ft

Storeys: 22

Project value: £73 million

Completion: July 2017

BREEAM: Excellent

“

To build something truly ground breaking you need to start somewhere which is a special place, a place with history and a bright future.

BAM Construction Track Record



NATO Headquarters, Belgium



82 King Street, Manchester



Riverside Museum, Glasgow



Leeds Arena



Carnegie Pavilion, Leeds



Nelson Mandela Stadium, South Africa



Caerphilly County Borough Council



Imperial Tobacco Global Headquarters, Bristol



Bluewater Events Venue



Barclaycard Arena, Birmingham



Manchester City Football Academy



Windsor Castle



Brindleyplace, Birmingham



Graphene Institute, Manchester University

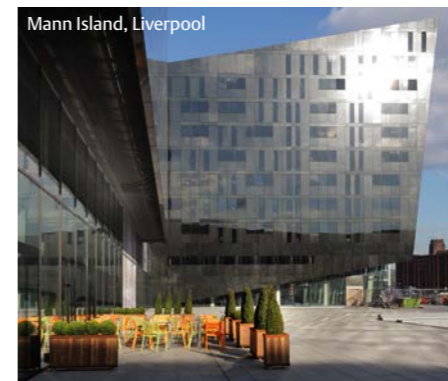


St Antony's College, University of Oxford



Park Place, Dubai

Park Place, Dubai



Mann Island, Liverpool



ING Headquarters, Amsterdam



Skyper Taunusanlage 1, Frankfurt



O2 World Arena, Berlin



Co-operative HQ, Manchester

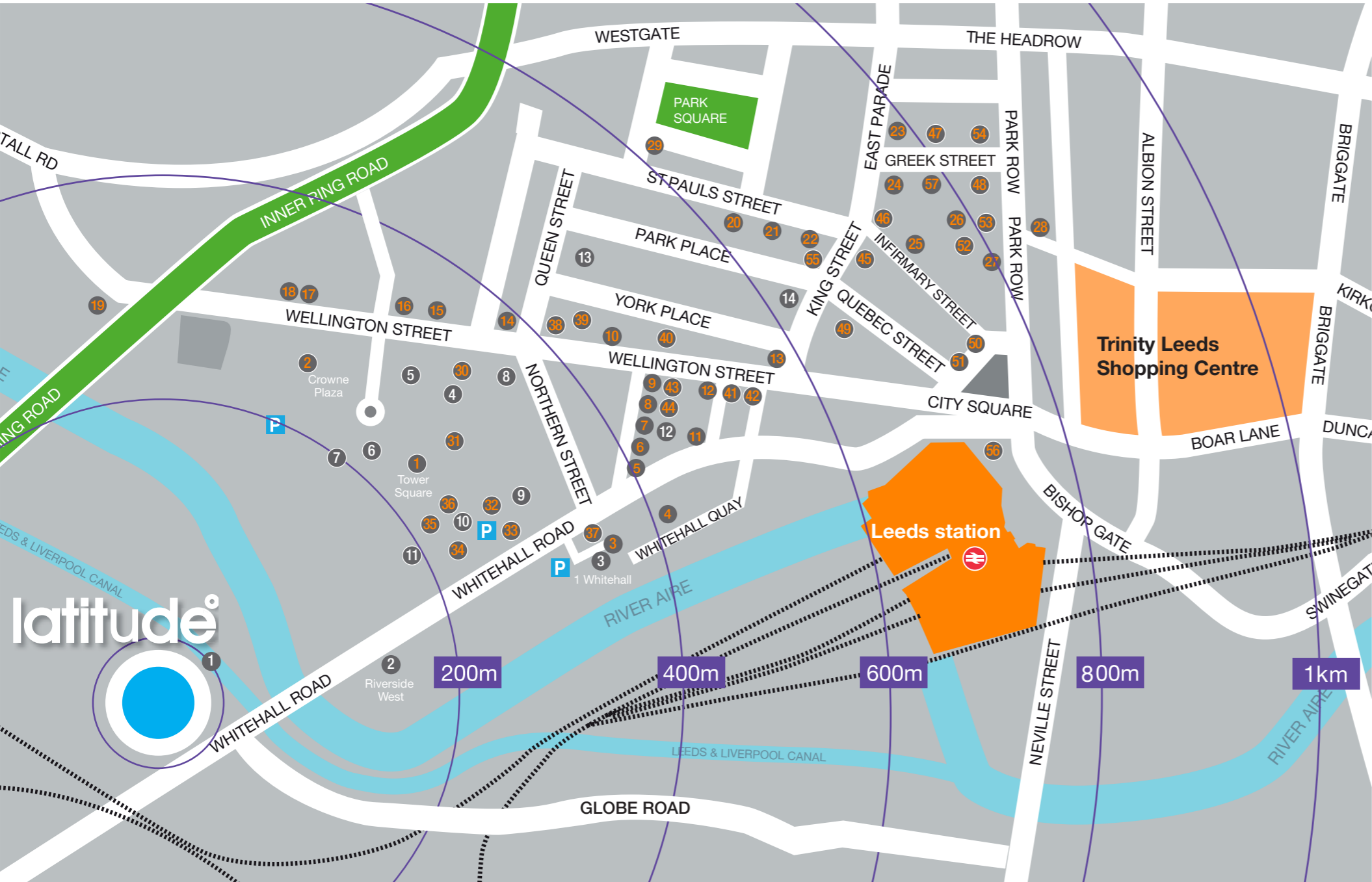


An unrivalled understanding of the construction process



No 1 Whitehall Riverside, Leeds

Location, occupiers and amenities



Local Amenities:

- 1. Café
- 2. Crowne Plaza
- 3. The Roast (delicatessen)
- 4. Novotel Hotel
- 5. Lazy Lounge (bar/restaurant)
- 6. Toast (bar/restaurant)
- 7. Co-op
- 8. Greggs
- 9. Cash point
- 10. Espeto
- 11. Primo (restaurant)
- 12. Nisa convenience store
- 13. The Met Hotel

- 14. The Central pub
- 15. Drycleaners
- 16. Newsagents
- 17. Starbucks®
- 18. Cash point
- 19. TGI Friday's
- 20. Philpotts
- 21. Tesco Express
- 22. Starbucks®
- 23. All Bar One
- 24. Manahatta
- 25. Blackhouse Grill
- 26. Lost & Found
- 27. Jamie's Kitchen

- 28. Caffè Nero
- 29. Pizza Express
- 30. Café Nero
- 31. Sociable Folk
- 32. Veenoo
- 33. Sainsbury's
- 34. The Place
- 35. Good Luck Club
- 36. L1 Performance
- 37. Premier Inn
- 38. My Thai
- 39. White Rabbit Bar
- 40. Nosh
- 41. Buca Di Pizza

- 42. Nawaab
- 43. Marks & Spencer
- 44. Café Nero
- 45. The Box
- 46. Tattu
- 47. The Alchemist
- 48. Gusto
- 49. Sous le Nez
- 50. Banyan
- 51. Restaurant Bar & Grill
- 52. Tiffin Rooms
- 53. Neighbourhood
- 54. Bar SOBA
- 55. Dirty Martini

- 1. **Latitude Occupiers – No.1 Leeds**
Creative Race
Yorkshire Post
Engie
Leeds Beckett University
- 2. **Riverside West**
Gordon Solicitors
Liverpool Victoria
Richard Boothroyd and Associates
- 3. **1 Whitehall Riverside**
Womble Bond Dickinson
Handelsbanken
FDM Group
Aviva
Michael Page
Grant Thornton
Newton Investment management
Arcadis
- 4. **10 Wellington Place**
Schulmans
Brewin Dolphin
Brown Shipley
New Chapter
- 5. **33 Wellington Street**
Walker Morris
- 6. **1 Wellington Place**
Allianz
- 7. **2 Wellington Place**
Irwin Mitchell
- 8. **3 Wellington Place**
Mazars
Investec
HMRC
- 9. **5 Wellington Place**
Willis Towers Watson
Ward Hadaway
Ministry of Justice
- 10. **6 Wellington Place**
Netpremacy
Equifax
Squire Patton Boggs
- 11. **7 & 8 Wellington Place**
HMRC
- 12. **Central Square**
PWC
Sanderson Weatherall
SKY
RSM Group
BDO LLP
Clipper Logistics
- 13. **6 Queen Street**
Burberry
Murray Harcourt
- 14. **Bank House**
Bank of England



Latitude Commercial masterplan

Latitude° 123,561 Sq Ft
red

Latitude° 119,065 Sq Ft
blue

Latitude° 155,000 Sq Ft
yellow

Latitude° 64,964 Sq Ft
purple

Latitude° 108,451 Sq Ft
silver



Latitude Revised Mixed Use Scheme

Latitude° 123,561 Sq Ft
red

Latitude° 119,065 Sq Ft
blue

Latitude° 155,000 Sq Ft
yellow

53.8 280,000 Sq Ft



Fifty Three POINT Eight LS1



Latitude Blue



CGI showing east elevation taken from Pocket Park

Latitude Blue - External CGI's



Latitude Blue - Internal CGI images



Reception and waiting area



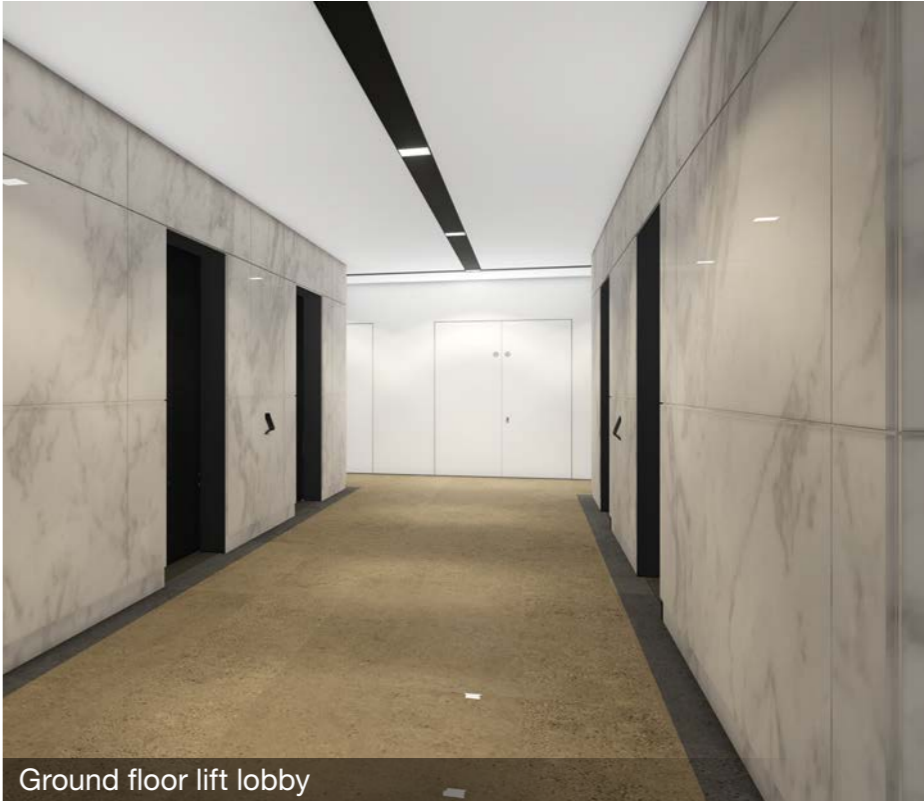
Ground floor lift lobby



Reception and waiting area

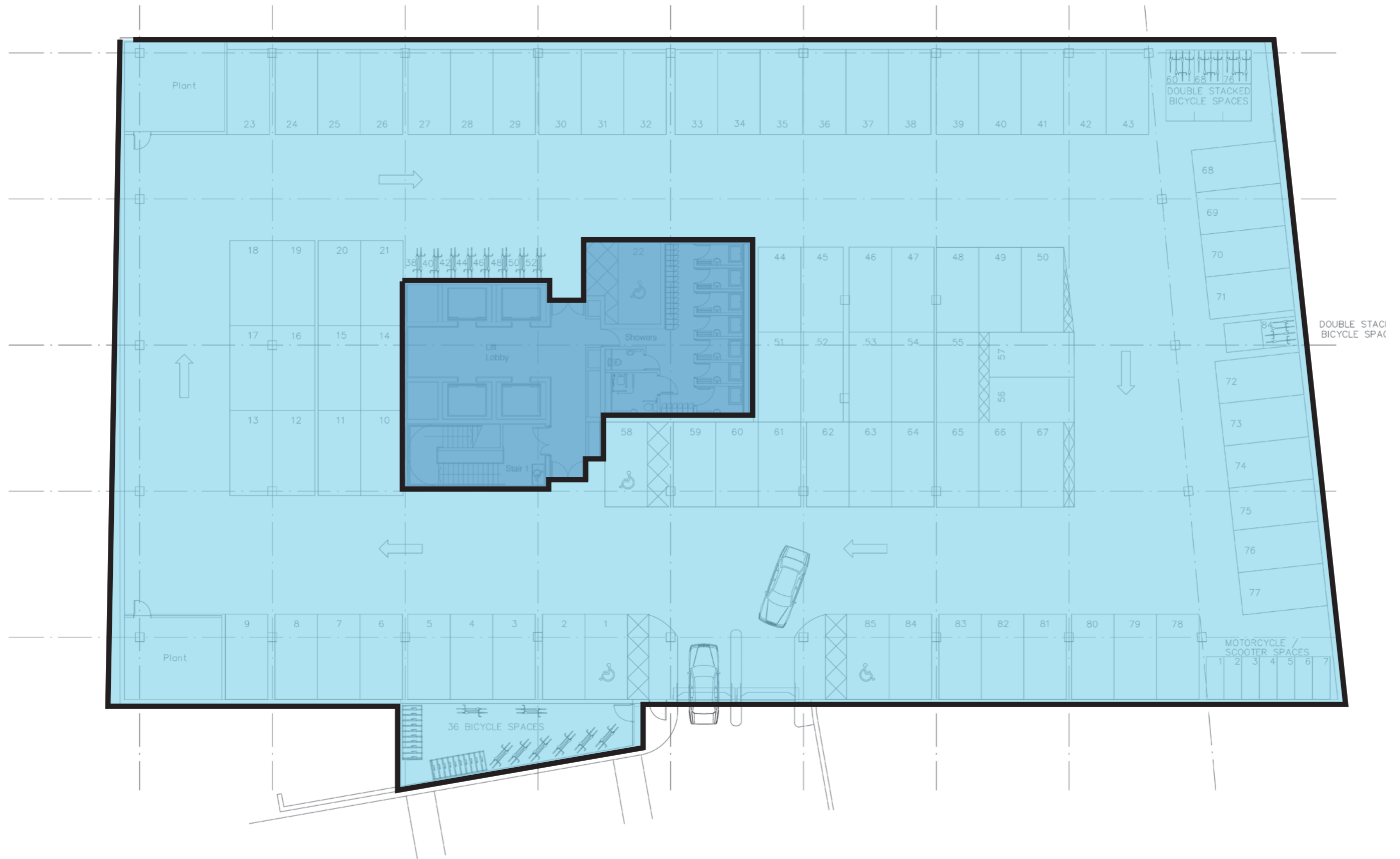


Impressive Double Height Reception

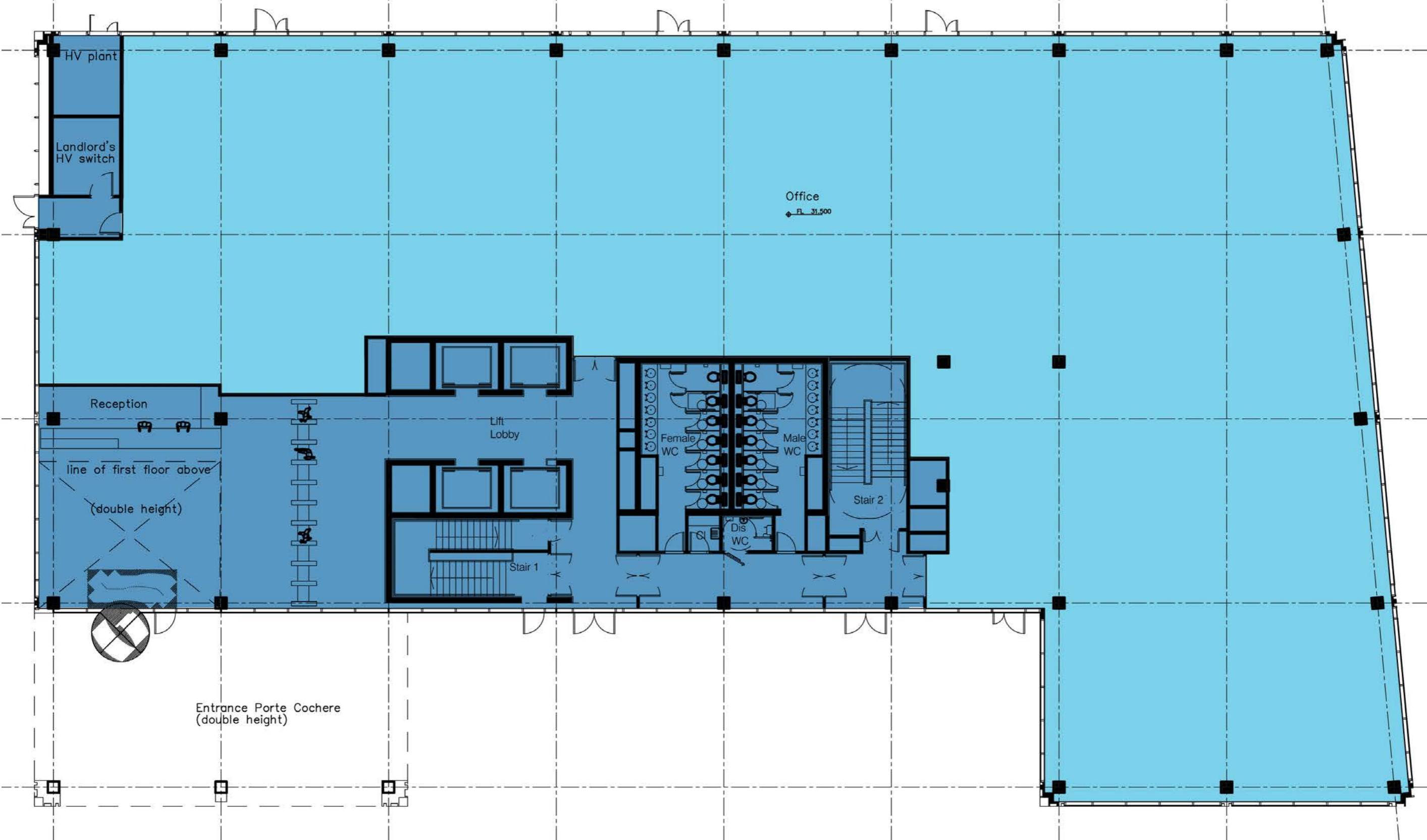


Ground floor lift lobby

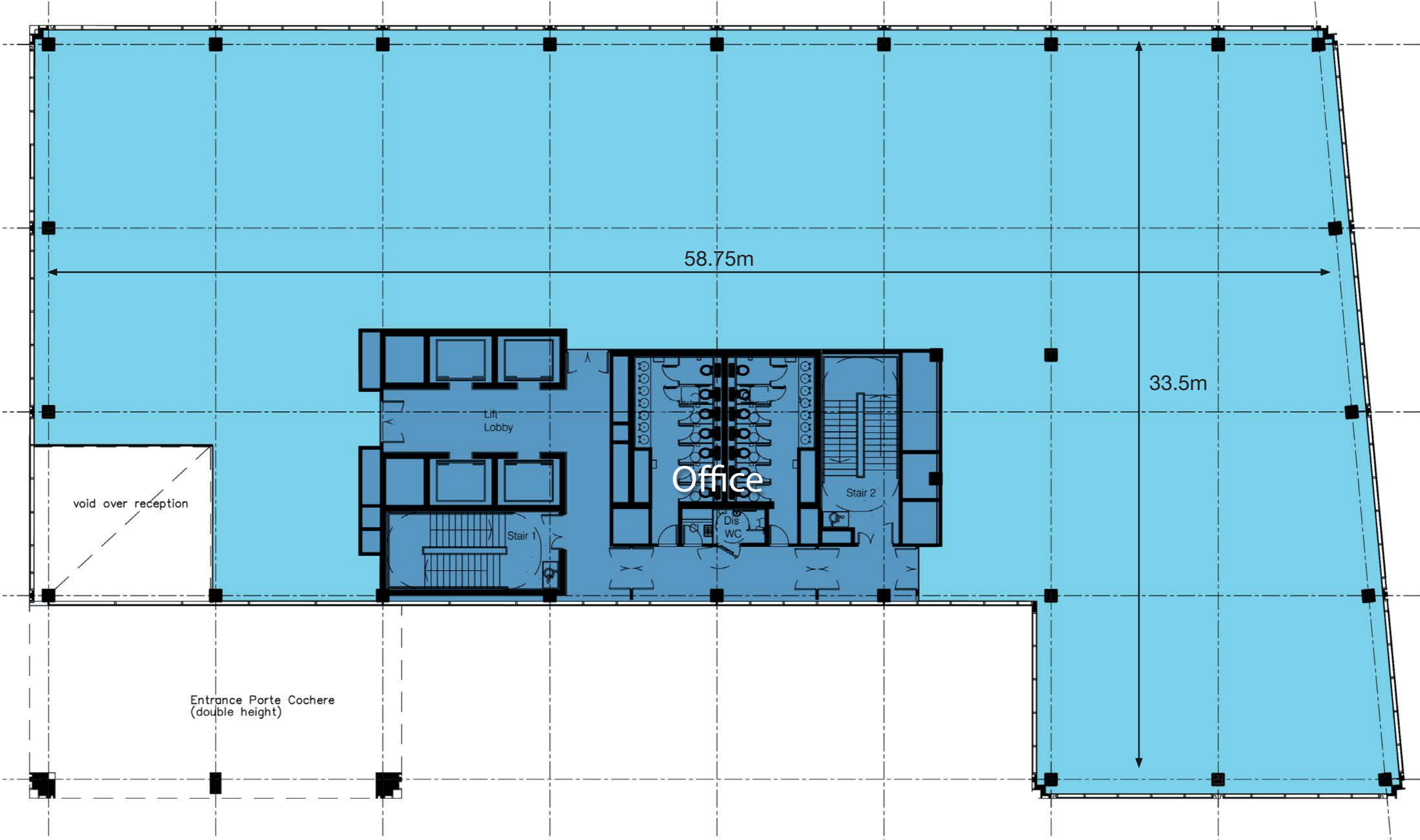
Accommodation - Basement



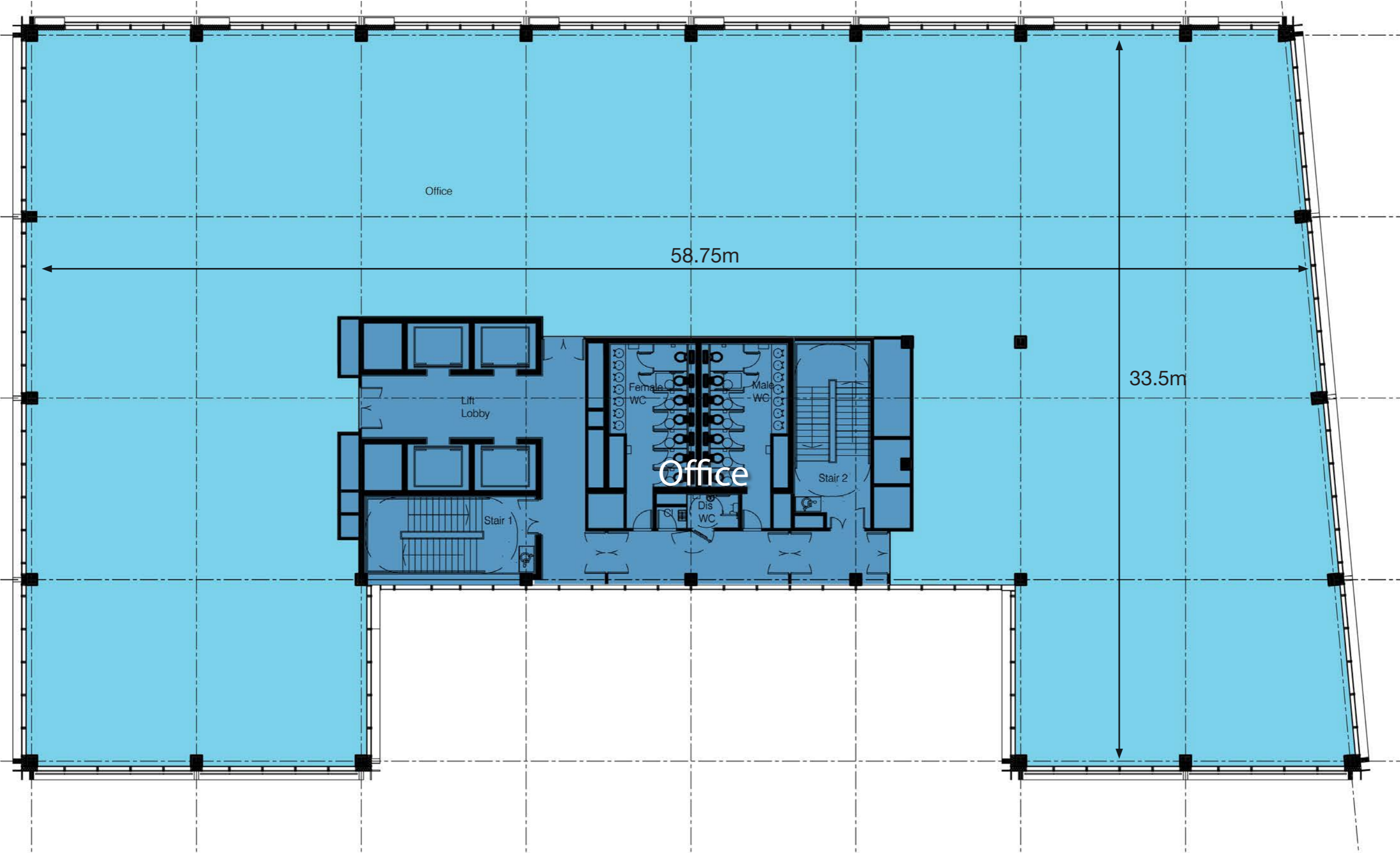
Floor plans - Ground floor



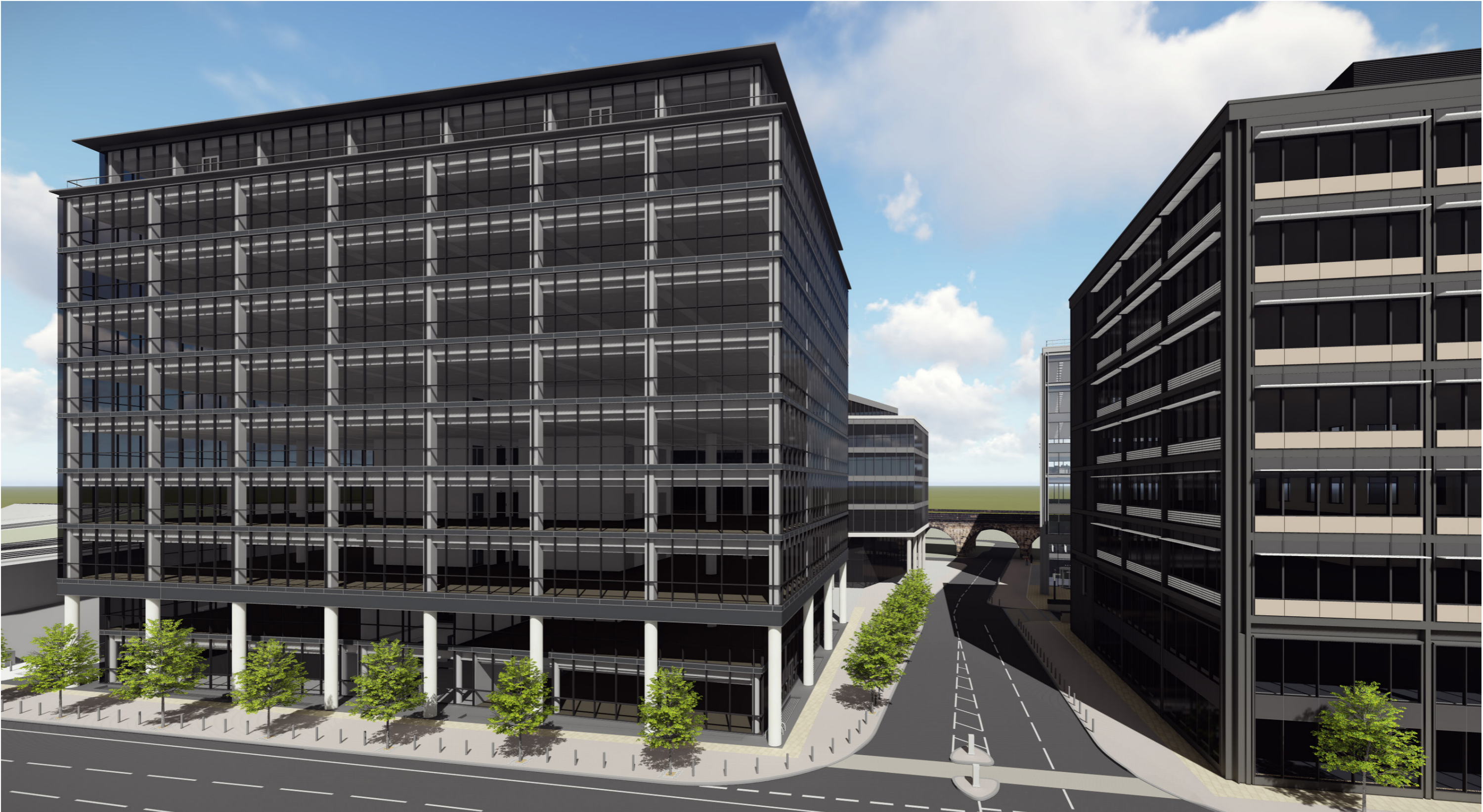
Floor plans - First floor



Floor plans - Second to seven



Latitude Yellow



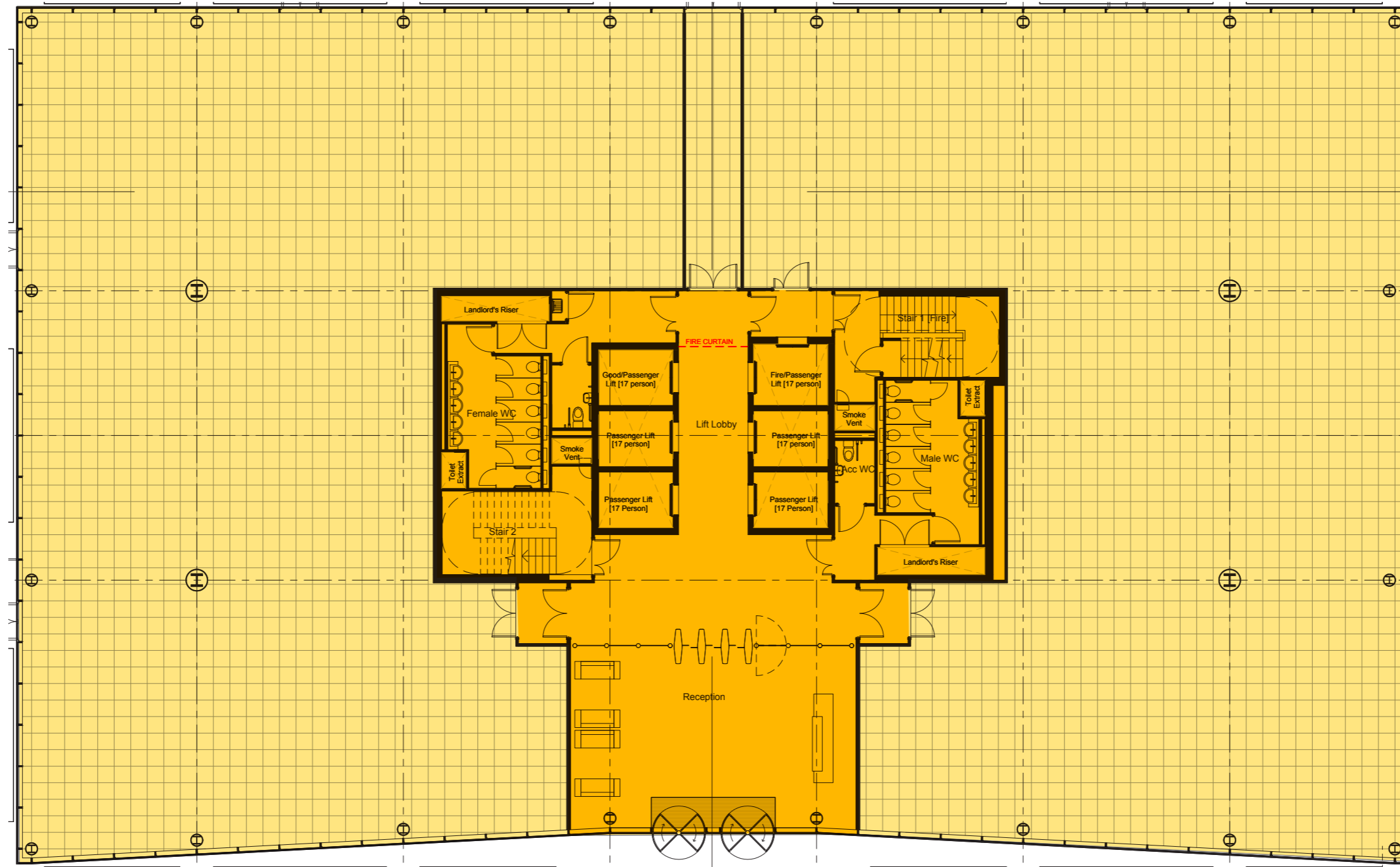
Latitude Yellow - External CGI's



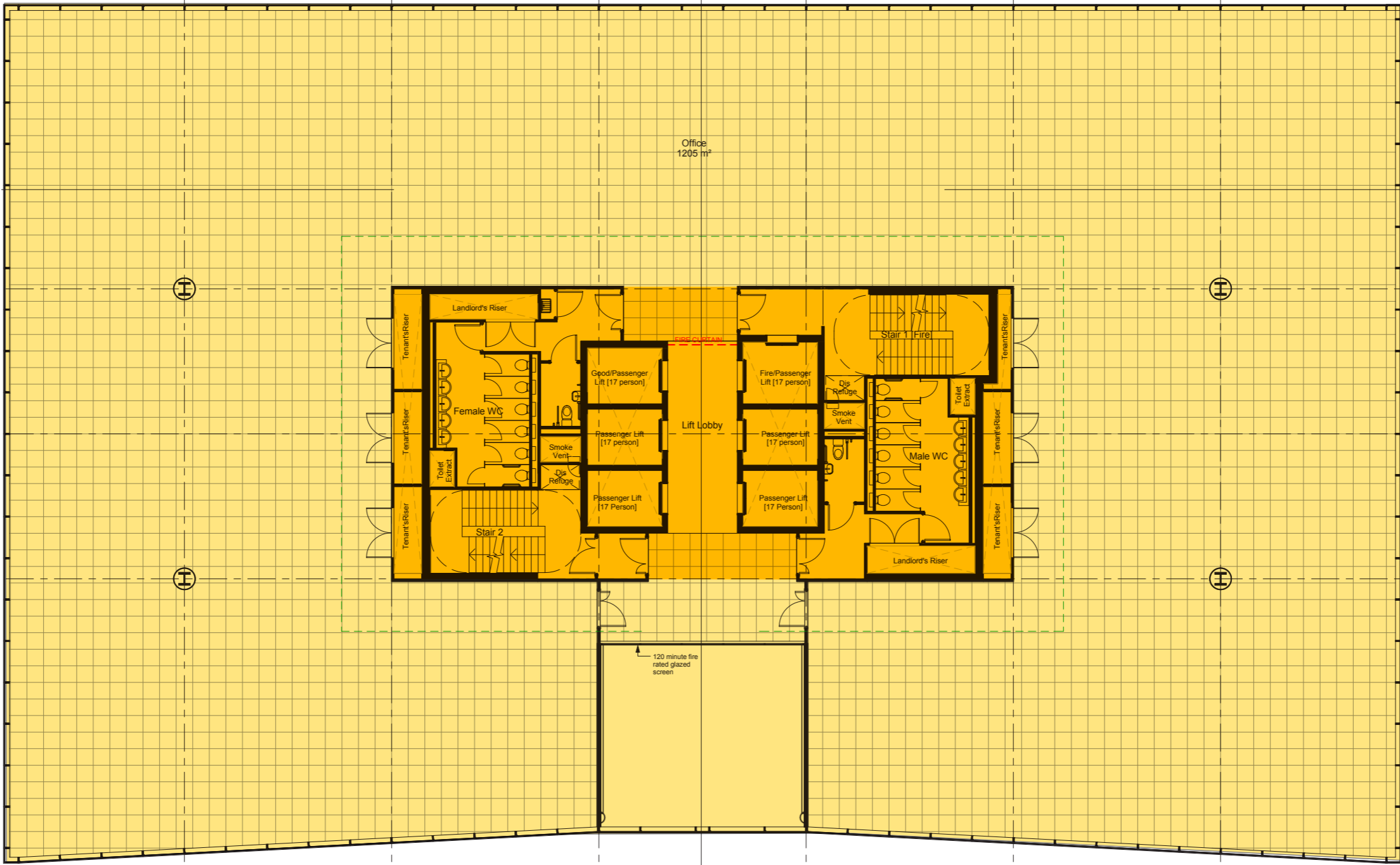
Accommodation - Basement



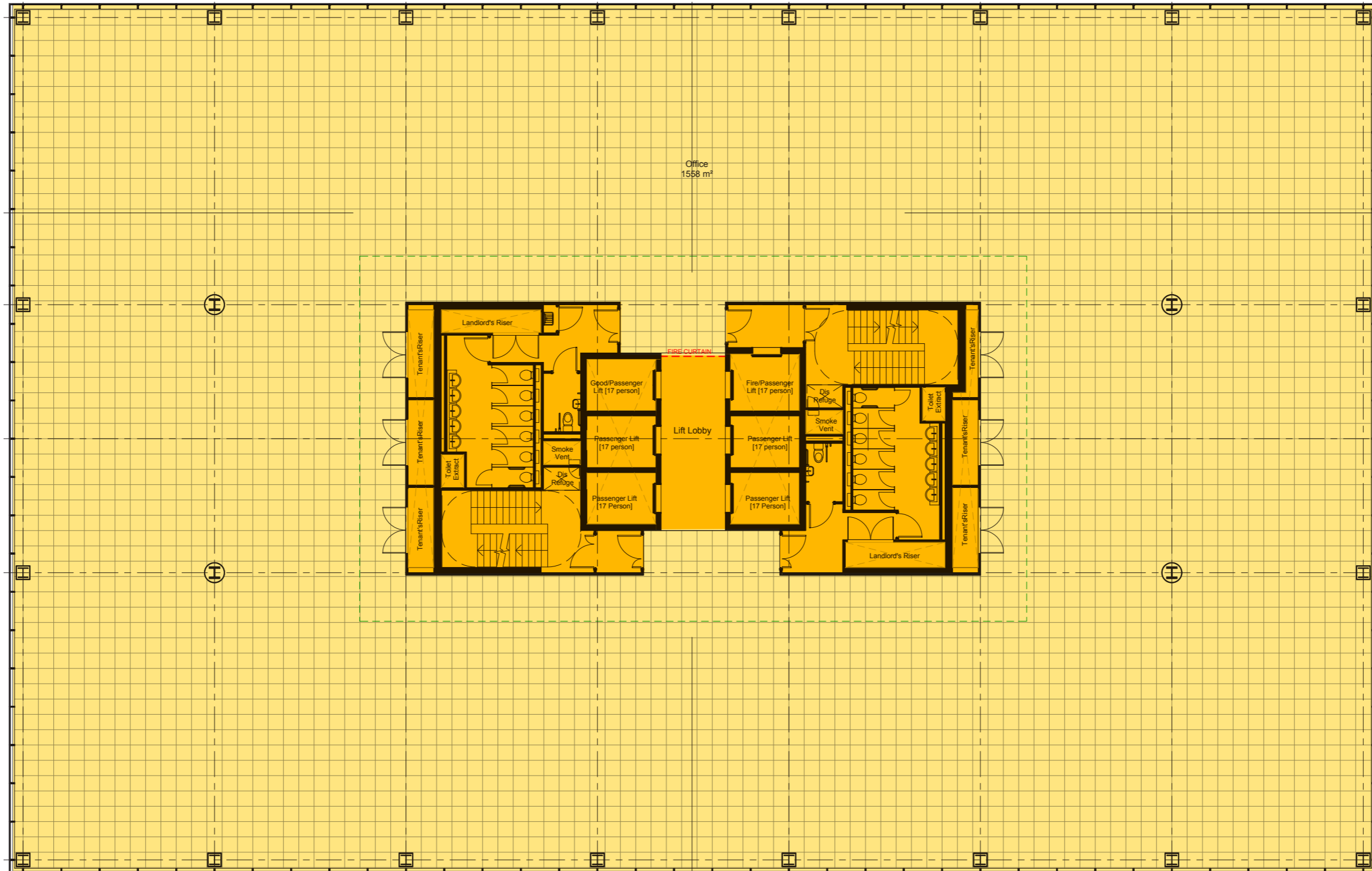
Accommodation - Ground Floor



Accommodation - First Floor



Accommodation - Typical Floor



Schedule of areas

Blue

Level	GIA m2	GIA ft2	NIA m2	NIA ft2
Ground Floor	1661	17,879	1186	12,766
First Floor	1608	17,308	1308	14,079
Second Floor	1733	18,654	1428	15,370
Third Floor	1733	18,654	1428	15,370
Fourth Floor	1733	18,654	1428	15,370
Fifth Floor	1733	18,654	1428	15,370
Sixth Floor	1733	18,654	1428	15,370
Seventh Floor	1733	18,654	1428	15,370
Total	13,667	147,111	11062	119,065
Car Parking	85			
Bike rack numbers	84			
Motorcycle Space	7			
Number of showers	8			

Yellow

Level	GIA m2	GIA ft2	NIA m2	NIA ft2
Ground Floor	1507	16221	1153	12410
First Floor	1459	15704	1230	13239
Second Floor	1790	19267	1557	16759
Third Floor	1790	19267	1557	16759
Fourth Floor	1790	19267	1557	16759
Fifth Floor	1790	19267	1557	16759
Sixth Floor	1790	19267	1557	16759
Seventh Floor	1790	19267	1557	16759
Eighth Floor	1790	19267	1557	16759
Ninth Floor	1539	16565	1305	14046
Total	17035	183,359	14587	157,008
Car Parking	69			
Bike rack numbers	109			
Motorcycle Parking	8			
Number of showers	8			

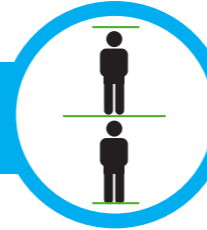
Total = 276,073 ft²
25,648 m²

Specification

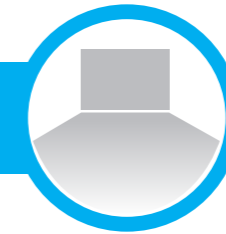
Air conditioning occupancy density of 1 person per 8 sq m



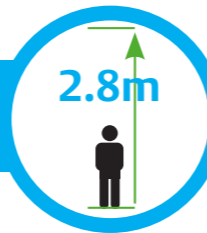
Spacious double height reception



Virtually column free 15,400 sq ft flexible floor plates



2.8m floor to ceiling height



4 pipe fan coil air conditioning



Metal suspended ceiling tiles



Full access raised floor

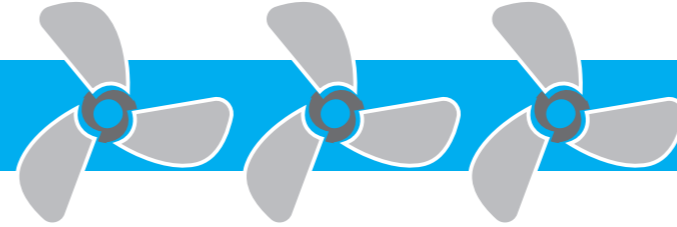


Specification continued



Sustainability features

Energy efficient heating and cooling



LED energy efficient lighting with PIR detection



Energy efficient glass / solar shading



Super-low Nox boilers minimising carbon/nitrous oxide emissions



Water saving devices / leak detection system



Smart Meters



Cyclist and runner showers / changing rooms



Quoting terms

Rent: £25 sq ft / pa

Car parking: 85 spaces at £2,250 / pa
per space per annum

Estimated rates: £9.40 sq ft / pa

Estates charge: £1.00 sq ft / pa

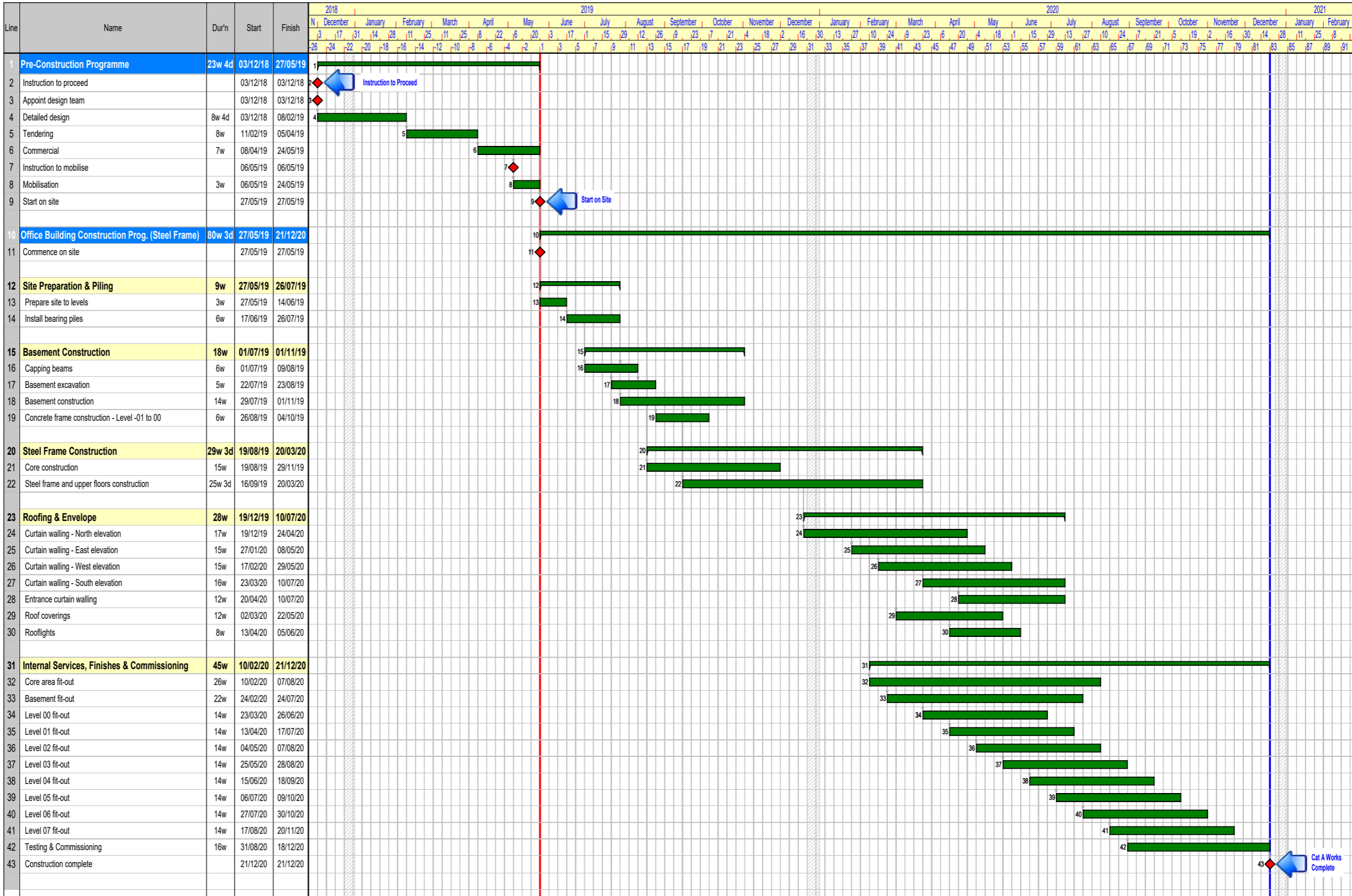
Service charge: £5.00 sq ft / pa



Programme

BAM Properties : Latitude Blue

Outline Programme - May 2019 Start



Programme: Latitude Blue / 001 Revision: V1 Date Revised: 20/11/2018 Revision Comment: Outline Programme



Why Latitude?

- Extremely competitive financial proposal
- 20% more efficient occupancy density
- Target BREEAM Excellence / EPC A
- A unique waterfront setting next to a 1 acre park
- An established and successful location
- Detailed planning consent already obtained
- Ready to fit out December 2020
- Future expansion space
- A developer / Contractor with a proven track record to deliver
- Complete in-house professional team providing a seamless service

