Media Release

Gleeds will continue to project manage the scheme until construction begins on site, which is expected to be January 2020, before taking up its role as employer's agent through to completion.



The historic Old Vinyl Factory covers a total of 17 acres and was originally built in 1907 by the Gramophone Company to act as the headquarters of EMI, where ground-breaking records by the likes of The Beatles and Pink Floyd were pressed. Since its closure, the complex's many buildings have been transformed by development and investment business U+I and it now comprises nearly 650 homes, 550,000 sq. ft. of office space, and 70,000 sq. ft. of retail and leisure facilities; including a cinema, gym, cafés and restaurants.

In 2015, a pioneering research and design hub from U+I known as the Central Research Laboratory (CRL) took up residence in the site's Shipping Building. The revolutionary co-working space now supports tech entrepreneurs at every stage of their lifecycle and was the inspiration behind the development of the neighbouring Powerhouse, which is set to be used primarily as an innovation hub for the regeneration specialist's Plus X business.

Plus X strives to blend flexible workspaces with a wealth of facilities and support including media studios, prototype workshops and bio labs. Designed by Pilbrow and Partners, the reimagined Powerhouse will give the brand the scope to offer 29,000 sq ft of BIM Level 2 standard accommodation ideally suited to start-ups and SMEs, as well as reinstating the building's original Blyth Road frontage and creating an attractive pedestrianised piazza and café.

Kevin Griffiths, Director at Gleeds, said: "The Old Vinyl Factory is a site with a fascinating history and incredible architectural heritage which has been given a new lease of life by U+I. The latest phase of works to reinstate the Powerhouse will not only serve to add to that story but will also support Plus X's vision of accelerating the growth of hundreds of fledgling creative businesses. I am thrilled that Gleeds is to play such an integral role in the delivery of this exceptional building".

Richard Upton, Chief Development Officer at U+I, went on to say: "By offering inspiring workspace, incredible facilities and countless opportunities for collaboration, The Powerhouse will play a key role in supporting young and established businesses and entrepreneurs to flourish. The Plus X Innovation Hub will further position The Old Vinyl Factory as a world-class creative and innovative campus. Our partnership with Plus X will allow us to unlock potential and drive business growth, innovation, collaboration and positive social impact among occupants and further transform the

local area.”

Plus X hopes to start welcoming entrepreneurial designers and engineers into its new premises by October 2020.



Notes for editors

Photography of proposed Powerhouse development – hi-res images available on request.

About Gleeds

Gleeds (www.gleeds.com) is an international property and construction consultancy with over 130 years’ experience in the property and construction industry. With 1800 dedicated staff across six continents and 71 offices, Gleeds prides itself on being a global business that is structured to act and think locally.

Working with clients in almost every sector, Gleeds services the entire project lifecycle and categorises its offering into the following core areas: programme and project management, commercial and contract management, property and asset management and advisory.

About U+I

U+I is a specialist regeneration developer and investor. With an >£11bn portfolio of complex, mixed-use, community-focused regeneration projects including a £154.0m investment portfolio, we are unlocking urban sites bristling with potential in the London City Region (within one hour’s commute from Central London), Manchester and Dublin. We exist to deliver create long-term socio-economic benefit for the communities in which we work, delivering sustainable returns to our shareholders.

www.uandiplc.com

About Plus X

Plus X transforms places, creating workspaces that unlock potential, driving business growth and innovation, community collaboration and positive social impact. Through Innovation Hubs incorporating inspiring workspace, expertise and support and a curated culture of collaboration.

U+I have invested in Plus X to form a new business partnership, launching Hubs across the UK, evolving the existing site at the Central Research Laboratory, Hayes and soon to be launched Plus X Brighton in January 2020.

For corporations seeking product innovation services and dynamic new workspace to SME businesses looking to build the next stage of their growth or freelancers wanting to find ways to collaborate and grow, Plus X is the winning formula for business and social success.
https://www.plusx.space/