PROPERTY SPOILEGIST

INVESTMENT // LETTING // COMMERCIAL // INDUSTRIAL

Creativeworld

THE PROPERTY MARKETING SPECIALISTS



IT'S TIME TO SHINE

Having worked in the property marketing industry for over 25 years as a dedicated creative agency, it's fair to say that Creativeworld has covered the length and breadth of the United Kingdom, creating bespoke marketing material for major schemes.

Our expert teams pride themselves on the professional service they offer our clients, and with our dedicated representatives covering every corner of the country, we're sure to be able to facilitate your marketing needs, no matter where you're located.

We take away all the hassle that can come with bringing a property to the market, allowing you to focus on what's important.



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Creative Word



ROYAL LIVER BUILDING LIVERPOOL CBRE

For the first time in history, Liverpool's Royal Liver Building was put up for sale. The Grade I listed property originally opened in 1911 as the headquarters of the Royal Liver Assurance Group. The building remains an iconic symbol of Liverpool and dominates the city's world famous waterfront.

It's not often that such a unique opportunity to acquire a world-renowned, iconic asset comes to the market. With the building being in a city rich with heritage and history, CBRE knew that they wanted Creativeworld to produce the marketing material.

A building of this calibre required something very special to match its status. Firstly, day and night shots were taken which included location shots of the surrounding area to capture the vibrancy of the city. The brochure was designed in five colours, using a special metallic copper. In addition to this, we chose the classic layflat binding for the finish. The outer case was covered with a special pelt touch material in which the Liver Building outline was debossed, with copper foil used for the building name. As a finishing touch, we used a new technique being offered by our printer where metallic copper ink was applied to the edges of the pages.



ROYALNO



SPOTLIGHT ON OFFICE INVESTMENT



THE BALANCE KNIGHT FRANK

16 page PDF brochure and internal / external location photography

Situated in a prime location at the heart of Sheffield city centre in an established and popular commercial location. The Balance has successfully attracted some of Sheffield's key occupiers including Plusnet, Regus, KPMG and Towergate.



BRACKNELL BOULEVARDLEWIS ELLIS

16 page PDF brochure and internal / external location photography

Two well-located Headquarters style office buildings of 21,125 sq ft and 50,363 sq ft, totalling 71,488 sq ft. Situated in Bracknell, one of the major office locations in the Thames Valley.



MUNRO HOUSE TUDOR TOONE

16 page PDF brochure, and location and aerial photography

Munro House is a striking office building totalling 53,493 sq ft situated in the affluent commuter town of Cobham, 23 miles south west of Central London.



JUBILEE HOUSE JLL

20 page interactive PDF brochure and internal / external location photography

Jubilee House is a prominent building comprising a self-contained 2 storey office totalling 38,089 sq ft. The property is located on Globe Park to the east of the town centre. Globe Business Park is the principal commercial area within Marlow.



OFFICE INVESTMENT

PRINCES EXCHANGE / NEW UBERIOR HOUSE EDINBURGH CBRE SCOTLAND

Princes Exchange and New Uberior House is a landmark Grade A office investment in the heart of Edinburgh's business and financial district. The property comprises 14,678 sq m (158,001 sq ft) of office accommodation with ancillary retail and a 175 space basement car park.

The Exchange provides almost 2,000,000 sq ft of office accommodation with occupiers including Standard Life, Blackrock, CMS Cameron McKenna, Scottish Widows, Deloitte, KPMG and Franklin Templeton.

We created a 40 page iBrochure complete with bespoke design layouts, the drawing up of maps, plans and artwork all of which needed to represent the scale and magnitude of the building. Then we added internal, external and mast photography which truly captured the stunning scenery surrounding the property and highlighted the unique position of the investment.

PRINCES EXCHANGE 8 NEW UBERIOR HOUSE

EDINBURGH

PRIME CITY CENTRE INVESTMENT OPPORTUNITY





OFFICE INVESTMENT





CAPABILITY GREEN LUTON ACRE

28 page layflat, soft touch brochure and internal / external location photography

This brochure followed a similar vein to Valley Park Leeds. A strong visible identity and complementary colour scheme added impact to this ongoing portfolio collection. The print finishing remained consistent to that of Valley Park, reinforcing the Acre brand and the investment potential.





THE RIVERS RICKMANSWORTH **ACRE**

32 page layflat, soft touch brochure and internal / external location photography

The identity for this brochure was taken literally from the layout of the buildings available on site. Again, the colour scheme brought together the family theme and excellent internal / external images made this north west of London opportunity worth investing in.

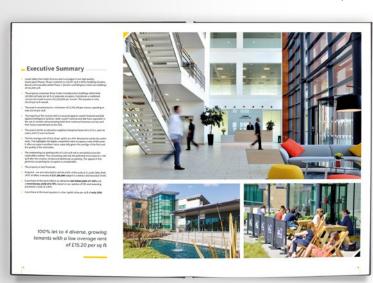
LEEDS VALLEY PARK The dominant ownership in a prestigious Leeds office park let to expanding occupiers with asset management onnortunities and excentional reversionary notantial

with asset management opportunities and exceptional reversionary potential

VALLEY PARK LEEDS

34 page layflat, soft touch brochure and internal / external location photography

This brochure was the first in a family of investment schemes for Acre. An identity was created using a graphic device and strong colour choice for recognition. This, coupled with excellent photography and a highly finished brochure specification, created a definitive standard for the marketplace.





SPOTLIGHT ON

OFFICE INVESTMENT

SALTIRE COURT

EDINBURGH CUSHMAN & WAKEFIELD

Saltire Court is a striking Grade A office building in a prime location which is situated in the heart of Edinburgh city centre, an area which has been voted Best Place to Live in the UK for three years in a row (2014, 15 and 16).

The development is positioned at the base of Castle Rock which means it benefits from an incredibly scenic view of the iconic Edinburgh Castle. With a combination of excellent opportunity and rare location, Saltire Court is the kind of development which doesn't come into the market often.

We produced a 52 page layflat brochure which featured a Scodix finish on the cover. Alongside this, we provided the bespoke location and aerial photography complete with a unique drone video which covered the entirety of the development. To complement the printed material, our in-house digital team created a website along with a secure dataroom. This meant the site could feature downloadable documents which could be easily accessed through a secure login system.











LANDMARK OFFICE INVESTMENT OPPORTU

RETAIL / LEISURE INVESTMENT

THE SQUARE **TALLAGHT IRELAND** JLL & CUSHMAN WAKEFIELD

The Square is one of Dublin's largest regional shopping centres, in Tallaght, one of Dublin's largest suburbs; it's safe to say that The Square is the retail and leisure hub for the entire area. The scheme offered investors the opportunity to control one of the top 5 shopping centres in Dublin.

The client wanted the brochure to be minimalist in style whilst maintaining a high impact. Our talented in-house design team took inspiration from the typography and design of Neville Brody as well as Apple product design, literature and packaging. Ultimately these different ideas all contributed to the team creating the concept for the design of the brochure.

'Thanks for all your help on this marketing material. The brochure and other marketing material all look fantastic'

Brian Shields, Associate Director – Investment, JLL





THE SQUARE
TOWNCENTRE TALLAGHT

PRIME DUBLIN SHOPPING CENTRE

INTRODUCTION









SPOTLIGHT ON RETAIL / LEISURE INVESTMENT

BLANCHARDSTOWN IRELAND JLL & EASTDIL SECURED

Blanchardstown is Ireland's largest retail and leisure destination. Ideally located in a high growth catchment in Dublin, the property attracts approximately 16.8 million visitors annually, making it a globally recognised retail destination.

Joint agents JLL and Eastdil Secured required a brochure complete with photography and a secure data room for potential investors. Most of all they needed an agency with experience and one they knew could show the developments' maximum potential. Creativeworld were commissioned to bring this unique opportunity to the market.

The Creativeworld team produced a truly unique 76 page brochure. It was produced with several special features including a pelt touch cover with foil and debossing, printed with a special metallic ink throughout, and the layflat binding was completed with a ribbon page marker. In addition to this, the studio team converted the artwork into an interactive brochure, adding in a navigation bar for ease of use. The finishing touch was the design and production of a premium website to complement the brochure.





Fastest Growing European Economy

ECONOMIC AND MARKET COMMENTARY



THE PRINTWORKS, MANCHESTER JLL

32 page case bound, layflat printed brochure, location photography, PDF brochure,

The Printwork's has been dubbed Manchester's legendary urban entertainment venue. This posed a unique opportunity for investors to acquire one of Manchester's most iconic landmarks in the UK's second city.





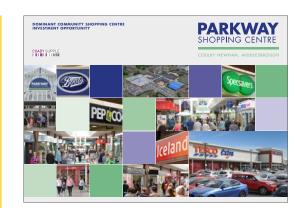
SPOTLIGHT ON RETAIL / LEISURE INVESTMENT



NEWMAN STREET LONDONLEWIS ELLIS

8 page PDF brochure and location photography

78-79 Newman Street & 1-2 Berners Mews is a unique freehold investment opportunity in the heart of London's West End. The building is located in Fitzrovia, one of London's most rapidly evolving areas also dubbed as 'London's most vibrant & Evolving District'. The area has recently become one of central London's most vibrant and fashionable districts for business, retailing and leisure.



PARKWAY MIDDLESBROUGH COADY SUPPLE

11 page PDF brochure and internal and external location photography

Parkway Shopping Centre is a vibrant community shopping centre totalling 19,392 sq m (208,729 sq ft) which dominates its immediate local catchment. Parkway Shopping Centre can be found at the heart of Coulby Newham and forms the principal retail, commercial and community destination for the town and the surrounding area.



VILLIERS STREET LONDON COLLIERS

8 page PDF brochure and location photography

Villiers Street London is situated on a highly prominent parade in the heart of Central London. The property comprises 32,385 sq ft (3,009 sq m) across 10 commercial units, 29 residential units let on ASTs, and 19 residential units sold off on long leases.



LIBERTY CENTRE ROMFORD CUSHMAN & WAKEFIELD

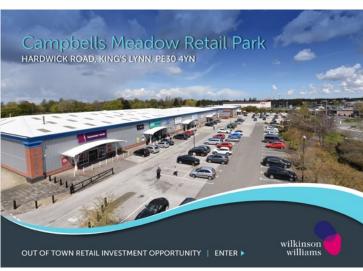
16 page printed brochure, PDF brochure, location photography and secure website

This investment opportunity poised a unique and rare opportunity to own a 13 acre freehold holding in Greater London. The Liberty Centre is the prime retail pitch in Romford, dominating the town centre, extending to 432,596 sq ft of prime retail accommodation including two offices totalling 84,000 sq ft and an 850 space landlord controlled multi-storey car park.

SPOTLIGHT ON

RETAIL / LEISURE INVESTMENT



















SHINING EXAMPLES OF OUR WORK ON RETAIL INVESTMENTS

NORTH STREET, BRIGHTON

CUSHMAN & WAKEFIELD

12pp PDF brochure including scheme & location photography

HSBC. WORCESTER

BRUCE GILLINGHAM POLLARD

8pp PDF brochure including scheme & location photography

PARK VIEW SHOPPING, WHITLEY BAY

JLL / McKIBBIN

20pp brochure w/pocket including scheme & location photography

CAMPBELLS MEADOW RETAIL PARK, KINGS LYNN

WILKINSON WILLIAMS

10pp iBrochure including scheme & location photography

BRETTON CENTRE, PETERBOROUGH

WILKINSON WILLIAMS

13pp iBrochure including scheme & location photography

B&Q, MACCLESFIELD

WILKINSON WILLIAMS

9pp iBrochure including scheme & location photography

HOUSE OF FRASER, ROYAL LEAMINGTON SPA

KNIGHT FRANK

10pp PDF brochure including scheme & location photography

THE COURTYARD, CHELTENHAM

BRUCE GILLINGHAM POLLARD

11pp PDF brochure including scheme & location photography

SAINSBURY'S, NEWQUAY

MORGAN WILLIAMS

8pp PDF brochure including scheme & location photography

PROJECT KEIRIN PORTFOLIO

110 page ring binder, artwork, location photography and interactive brochure

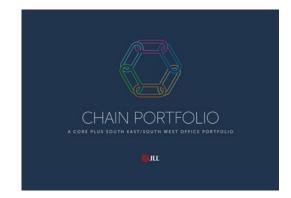
Creativeworld was exclusively appointed by investment management agents JLL, to produce the comprehensive marketing material for the Project Keirin Portfolio.

Project Keirin offers an investor the opportunity to acquire a strategic UK retail park portfolio. The portfolio comprises 9 well located retail parks which total 1.2 million sq ft of floor space. Acquisition provides the new buyer with immediate scale and large footprint in attractive retail warehouse sector. The portfolio includes retail parks covering the length and breadth of the UK including Cardiff, Birmingham, Milton Keynes and Warrington.

The team set to work by producing bespoke design layouts for all nine properties complete with location photography. The parks were placed into a neat case bound d-ring binder which is secured by a magnetic seal and allows easy navigation to view the parks. The outer cover of the binder featured a matt laminate and spot UV varnish finish. Finally, artwork was also converted into an interactive brochure.

RROSECTION

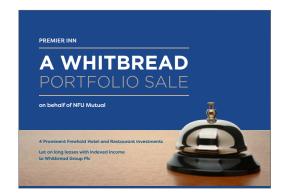
SPOTLIGHT ON PORTFOLIOS



CHAIN PORTFOLIO JLL

30 page interactive PDF summary brochure, plus individual 12 page interactive PDF brochures for each of the 6 sites, and all location photography

The Chain Portfolio offered an exciting opportunity to acquire a highly sought-after core plus office portfolio. The portfolio comprised 6 properties totalling approximately 167,115 sq ft based in both the North and South of the UK.



WHITBREAD PORTFOLIO HSM

23 page PDF brochure

The Whitbead Portfolio presented the opportunity to let four freehold hotel investments including combined restaurants. The four properties are situated in Welwyn Garden City, Gravesend Central, Liverpool West Derby and Norwich Airport.



MERCIA PORTFOLIO LEWIS ELLIS

30 page PDF brochure and location photography for 6 sites

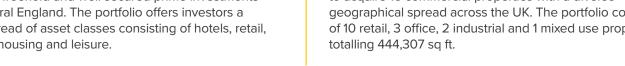
The Mercia Portfolio presented a unique opportunity to acquire six freehold and well secured prime investments within central England. The portfolio offers investors a diverse spread of asset classes consisting of hotels, retail, retail warehousing and leisure.



BLACKWATER PORTFOLIO JLL

114 page interactive PDF brochure

The Blackwater Portfolio presented a unique opportunity to acquire 16 commercial properties with a diverse geographical spread across the UK. The portfolio consisted of 10 retail, 3 office, 2 industrial and 1 mixed use properties





SPOTLIGHT ON PORTFOLIOS

RIO PORTFOLIO

88 page interactive PDF brochure for a 20 page mixed use investment portfolio

The Rio Portfolio offered a rare opportunity to acquire a mixed well balanced institutional portfolio of 20 assets in the office, retail warehouse, high street, shopping centre, car showrooms and industrial sectors. The properties in the portfolio add up to a staggering 2,642,678 sq ft in 19 geographic locations.





DUBLIN LIVING DUBLIN SAVILLS

After many recent successful projects in Ireland, Creativeworld was approached by world renowned property agents, Savills, to bring this prime investment opportunity to life.

The portfolio presents the chance to acquire a significant volume of residential units within a thriving cosmopolitan European Capital City. The four high quality PRS schemes will deliver a mixture of residential apartments with significant amenity provision and high quality public realm.

Our talented in house design team created a 68 page layflat brochure with a spot UV varnish on the front and back covers. As a finishing touch the brochure was matt laminated throughout.











THE LANCASTRIAN MANCHESTER COLLIERS

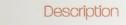
The Lancastrian is an exciting new development located in New Cross, Manchester, a place which has been dubbed as 'one of Manchester's most vibrant and progressive neighbourhoods'.

The Lancastrian was designed for the build-to-rent market by Hodder & Partners and features an impressive specification including 274 contemporary apartments and two commercial units. To add to this, the development has two residential lounges, a gymnasium, 149 cycle spaces and 60 basement parking spaces.

The Creativeworld team produced a unique, casebound, layflat brochure to emulate the style of the modern development. In addition to the special binding, the brochure was printed in five colours, one of which was a metallic ink, which gave the printed material an exclusive, elegant feel. Throughout the brochure, the team selected a range of external and internal computer generated images along with location photos of Manchester, all of which perfectly represented an up market development investment opportunity in a thriving city.

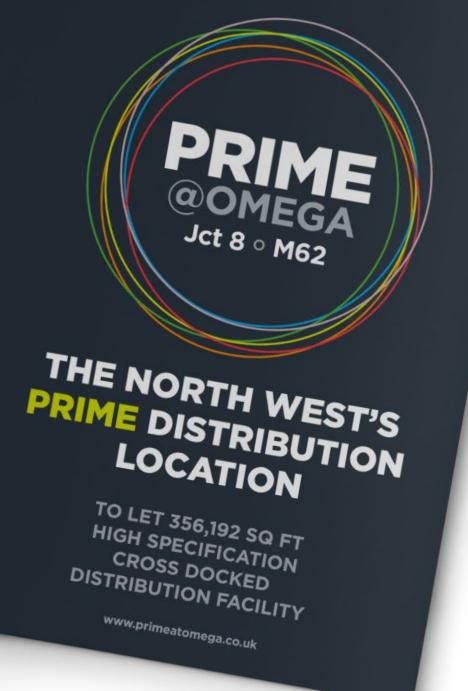






fashionable districts of the Northern Quarter, Ancoats and NOMA. It benefits from great transport links and is just





PRIME OMEGA DTRE / JLL / LONDON & METRIC

16 page printed brochure with A2 fold out section, a series of webmail adverts, magazine advert, display system and on site signage

PRIME@OMEGA is a new, first class, cross docked warehouse, which forms an integral part of the larger Omega development in Warrington; 3 miles away from the M6/M62 interchange. The warehouse is now let by online retail giants, Amazon.



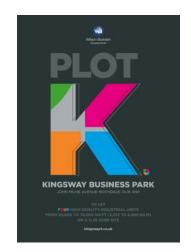




BUCKSHAW LINKJLL / TAYLOR WEAVER

2 page PDF brochure and location photography

Buckshaw Link is a highly prestigious development set on 11 acres adjacent to Lancashire's prime industrial / distribution location on Buckshaw Avenue where occupiers include Royal Mail, Kimberley Clark and The Wolseley Group. The scheme forms part of the successful Buckshaw Village development, which, with over 500 acres forms one of the largest mixed use projects in the North West.



KINGSWAY BUSINESS PARK JLL / COLLIERS / P3

6 page printed brochure with pocket for 4 feature inserts for each available building

Kingsway Business Park presented the opportunity for tenents to let three high quality new build detached industrial/warehouse units ranging from 35,000 to 75,000 sq ft.



ORBITAL 1 SCARBOROUGH GROUP

6 page printed brochure

Orbital 1 is South Manchester's newest, most prominent development site situated immediately fronting Junction 1 of the M60 motorway.



ELEMENT @ ALCHEMY B8RE

12 page printed & PDF brochure and location photography

Element at Alchemy Business Park comprises three detached new build industrial units situated in a highly prominent position fronting the A580 (East Lancashire Road) in Knowsley.





A website is now widely regarded as the key element of any company's identity and is the place the majority of individuals refer to when wanting to learn more about you, your company and what you have to offer. Our dedicated in-house digital team is perfectly placed to deliver you an on brand, fully responsive website that fulfils your professional needs, all from our North West based studios. Here's just a handful of the sites which the team has produced in the last year.



40 SPRING GARDENSKNIGHT FRANK / OBI / COLLIERS

Nine page word press themed website with scrolling section functionality and a secure contact form with a built-in search function. This all came complete with eye capturing photography.



THE BALANCE COLLOCO / KNIGHT FRANK

The Balance is one of the best known offices in Sheffield, located in the city centre with several high-profile tenants. The website featured an interactive map which highlights all the local amenities and landmarks within the area. In addition to this there is a feature gallery to show off the striking office building, as well as an events page for tenants.



ANCHORAGE EDWARDS & CO

Anchorage is a major office development which occupies a stunning waterside setting, in the heart of Salford Quays. Their website was designed to draw in companies who may be interested in occupying high end office space in the UK's second city. Designed for people interested in accommodation in media city.



ALLSCOTT HEATHNORTHERN TRUST

Allscott Heath is a new residential development situated in Shropshire. The area has outlined planning permission of up to 470 new homes. The website featured an interactive masterplan, as well as an overview video all designed to spark interest in the new homes.





THE SQUARE
TALLAGHT
JLL / CUSHMAN WAKEFIELD



2 HADDINGTON BUILDINGS DUBLIN SAVILLS / HWBC



LIBERTY CENTRE
ROMFORD
CUSHMAN & WAKEFIELD



KNIGHTSBROOK IRELAND CUSHMAN & WAKEFIELD



KINGSLAND CENTRE THATCHAM COLLIERS



BLACKPOOL CORK, IRELAND JLL / HWBC

SPOTLIGHT ON

A dedicated Creativeworld data room is an online depository (website), accessed through a registered domain name, that allows you to upload confidential files such as legal documents, tenancy schedules, floor plans and even private photography, to a secure private log-in area which can be accessed only on request.

SPOTLIGHT ON

SOCIAL MEDIA





PRIME @ OMEGA DTRE / JLL / LONDON & METRIC

With the target audience being potential occupiers, the strategy for Prime@Omega was aimed around promoting the unique warehouse and surrounding area. This involved going to launches and telling a story via social media. The warehouse was eventually let to Amazon.



SOCIAL MEDIA CAMPAIGN KNIGHT FRANK

We were approached by leading UK commercial property agency, Knight Frank, as the organisation looked to grow its own digital presence, focusing initially on their North West division. Knight Frank saw their following rise by over 280% whilst becoming one of the region's leading agencies in the process.



MIDDLEWOOD LOCKS SCARBOROUGH GROUP

'A place to work and live'. Middlewood lock's social media strategy revolved around promoting a new way of living, one in which you can mix work with pleasure in order to draw in potential residents or occupiers. The development continues to build momentum.



ALLSCOTTNORTHERN TRUST

The main focus for the Allscott Heath strategy was to generate excitement about the new residential development coming to the area. We promoted the idyllic lifestyle of living in a remote country location but with the benefit of having easy access to the city. This was heavily promoted through Facebook and Twitter. Ultimately the goal was to get potential residents to 'register their interest' on the website which proved to be an excellent success.



SPOTLIGHT ON

When marketing a large-scale scheme or property, many of our clients will need to exhibit their new development to potential occupiers which is where signage can be essential. Whether it be hoardings, siteboards or directional signboards, we consistently deliver on our promise to get our clients message out loud and clear.

Exhibition systems (as featured above) are used by our clients for pitches, exhibits or advertising their projects to their own clients, interested parties or investors.





ORBITAL STOCKPORTSCARBOROUGH DEVELOPMENTS

Various hoarding, siteboards and directional signage were created to help promote this mixed industrial / trade counter and retail scheme located near to J1 M60. Maintaining the brand from the brochure and using a vibrant colour scheme aided the positioning of this new scheme.







PRIME @ OMEGA DTRE / JLL

Following the creation of a strong identity, various hoarding, siteboards and directional signage were created to help position this high specification distribution facility located on the M62 near Warrington.







STUDENT ACCOMMODATION BATH STUDENT CASTLE

We maintained an already established brand producing this hoarding, various on site directional signs and both vertical banners and mesh banners to continue the ongoing marketing across the UK of this successful student accommodation provider. This hoarding was designed specifically to accommodate a stone wall which ran around the site and which showed off the photographic potential of this new scheme.



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Together we are #TeamCreative creativeworld.co.uk







