

**Title** Landsec appoints Bowmer + Kirkland to deliver the first commercial building at Mayfield in Manchester  
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Manchester's newest office in a city-centre park will start on site this summer following Landsec's appointment of Bowmer + Kirkland. The main contractor will be responsible for the delivery of Mayfield's first commercial building, named The Republic. Nestled within the growing green district which is just next door to Piccadilly Station, the scheme is set to bring thousands of jobs to the area over the coming years – as well as unlock the delivery of 1,700 homes around the park.

The Republic is a 233,000 sq ft office building within the multi-award-winning Mayfield Park, dubbed 'the park of the future' by the RHS Garden. The green building, in colour and ethos, will be beside the meandering River Medlock and is set to offer an unrivalled place to work with market-leading environmental and wellbeing credentials.

Preparations are now underway to start delivery this summer – an important milestone in Mayfield's modern-day evolution as a thriving district of Manchester city centre. Already home to Mayfield Park and Depot, a music, art and culture venue visited by millions, the arrival of The Republic will kickstart businesses returning back to the area previously famous for industry. In addition, and following the detailed planning application submitted for 879 homes at Mayfield, the development of the Republic will unlock the delivery of a total 1,700 homes as part of a major residential led scheme.

**Henrietta Nowne, Development Director at Landsec, said:** "The next generation of talent is rightly looking for more from the places they choose to work in. The Republic responds to this changing demand, and helps unlock the delivery of new homes for the city.

"At Mayfield you will work within the lush surroundings of Manchester's most loved city park, in the most sustainable buildings in the city within a place that prioritises your health and wellbeing.

"Bowmer + Kirkland's appointment is a major milestone as we continue to invest and transform Mayfield into a place for all, that serves both the city and the people of Manchester."

**Bowmer + Kirkland Regional Construction Director, Malcolm Robertson, said:**

"We are delighted to have been selected for this high-profile project within the wider Mayfield development. The successful award of The Republic follows a period of close collaboration with the Landsec team, and reflects our commitment to quality, innovation, and delivering on our clients' vision.

“We look forward to bringing this new commercial space to life and being an integral part of the developing Mayfield story.”

The Republic, designed by Morris+Company, received updated planning consent in April 2025, following refinements to plans that led to a greener and cleaner building. It will accommodate around 2,000 people upon completion in 2028.

It will be one of the most sustainable offices in Manchester, targeting 600kg CO2 per m2 of embodied carbon, around 40% less than most existing offices, and a target of a 5-star rating under the NABERS system for environmental performance.

The Republic kickstarts the first phase of development at Mayfield, which also includes a transport hub that will become Manchester’s biggest cycle and EV charging hub, hundreds of new homes and a major 3.7-acre green extension to Mayfield Park. Within and around these new buildings will be a significant expansion of the existing green space. More trees, plants, shrubs and a new rain garden, will be nestled alongside more places to dwell, play, sit, eat and relax.

The news of Bowmer + Kirkland’s appointment follows the commitment that the park is set to extend up Baring Street towards Piccadilly Station. As featured on Gardeners’ World earlier this month, the Gold-medal winning Intelligent Garden – the world’s first AI powered garden designed by renowned horticulture designers Tom Massey Studio – will be moving to Mayfield following its display at the RHS Chelsea Flower Show. The garden was awarded a prestigious Gold medal as well as the Best Construction Award at the annual show earlier this week.

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Our £10 billion portfolio is built around premium workplaces, the country’s pre-eminent retail platform, and a residential pipeline that will redefine urban life.

We’ve honed this ability over 80 years. Spotting the opportunities, building the partnerships, and continually adapting to shape the places that meet the needs of a changing world.

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