



CASE STUDY: Hexagon Tower, Manchester: 2005/2006

The Assignment

SOG was appointed by Avecia to take charge of Facilities Management at the biotech and specialist chemical company's global headquarters at Hexagon Tower, Blackley, in Manchester.

The 11-storey Hexagon Tower with 85,000 square feet of laboratories and 100,000 square feet of offices was originally a single business location and part of the old ICI empire. Following the sale of a number of Avecia businesses, Hexagon Tower was transformed in 2003 into a multi-occupancy facility housing 14 separate companies and employing around 500 people.



Avecia required an organisation with the skill and expertise to manage the building. Avecia turned to SOG following SOG's success in transforming its own site, The Heath Business and Technical Park in Runcorn, from a single-occupancy location into a multiple occupancy facility with scores of different businesses employing hundreds of people.

The Solution

As one of the UK's leading independent business and technical park operators, SOG was uniquely placed to undertake the management of the Hexagon Tower facility. Adopting the template that had been so successful at The Heath, the SOG team took charge of all aspects including running the front-of-house reception, administration, customer help desk, engineering services, cleaning and general maintenance of the building and grounds.



SOG's specialist safety division, SHE Group, also provided health and safety services.

Ten members of Avecia's staff joined SOG's team, led by SOG's Technical Services Director Bob Moore, to assist with the management operation of laboratories, offices and services in Hexagon Tower.

Bob Moore said: "There are interesting parallels between The Heath and Blackley since both were originally single-occupancy sites once owned by ICI that have been transformed into multi-occupancy operations. Our expertise will help to develop specialist services and support to the various businesses now operating from Hexagon Tower."

The Challenge

There are many challenges in managing a multi-occupancy location with health & safety being of paramount importance. It is essential where different businesses, particularly those engaging in science and technology research and development, inhabit the same building and, in some cases, adjacent workplaces, that each business can feel assured that adequate controls are in place.

SOG's health & safety specialists were able to ensure that strict safety measures were implemented and maintained so that no business was put at unacceptable risk by the activities of another – particularly critical for science-based businesses that may be handling toxic, flammable or highly reactive substances and gases under pressure.

The Verdict

Brian Lorenzini, Avecia Site Manager at Hexagon Tower, said: "In linking up with SOG we were eager to work with a proven expert in managing multi-occupancy science facilities. SOG has done a remarkable job in establishing The Heath as such a business success. The parallels between The Heath and Blackley – both of which are former single occupancy sites now used by many diverse organisations – meant that SOG was the perfect choice to manage our facilities."

