



Imagine.  
Innovate.  
Play.  
Play.

ORANGE  
MEDIA CITY  
MEDIA CITY



# Introduction

A place for pioneers

# Working

Join an innovation community from start ups to industry leaders

# About Orange

A space designed to support people and planet

# Floorplans

Tap into the next generation of talent

03

# Living

A fantastic place to live, work and play

16

04

# Transport

Excellent transport links connecting you to Manchester, and beyond

22

07

# Sustainability

Our flexible, design-led workspaces put your people first

26

13



# A pioneering spirit

We're an innovation hub built on the site of one of the world's biggest industrial ports, Manchester Docks - and our history stretches back 120 years. It's a story that begins with the building of a canal that connected Manchester and Salford to the sea, turning both into global giants. Today, those same docks are our home.

What connects us to our past?  
Our pioneering spirit.

We may have swapped dockers for developers, but we're as focused on innovation and global connection as ever. In the next decade, we'll double in size, further developing the infrastructure that will enable businesses like yours to flex and grow. Becoming fully sustainable, and truly connected. A place whose waterside location, culture and street life put wellbeing front and centre, and where you'll have access to an incredible density of talent.





A man with short brown hair and glasses is wearing large black headphones. He is looking down at a laptop screen, which is partially visible in the foreground. He is wearing a blue and white horizontally striped t-shirt. A blue lanyard with the BBC logo and the text "Mental Health First Aid" is around his neck. The background is a blurred office environment with green and grey panels.

# Working Working



# Future focused workspace

Give your team everything they need to thrive. Grade A office space, with the best set-up and connectivity outside London. Working spaces that flex to meet their needs, from informal high-spec meeting rooms to quiet workspaces and places to relax.



Easy commutes, access to talent and a commitment to sustainability they won't find anywhere else. Add a waterside location with 360° views across Manchester and Salford – and the best independent food and drink in the same building – and it adds up to workspace that makes coming to work a pleasure.





**"It's more than a place to work. The contacts we've made and the collaboration has been amazing. Being able to bump into someone and spark something is special. I've no doubt we've grown because of MediaCity."**

Stuart Morgan,  
Audio Always



About

Orange





# Our workspaces

Arrive

Blue

Digital World Centre



Quay West

Tomorrow

The Alex

The Vic

The Nest

White





# Flexible workspace

Orange is designed with established businesses in mind, with large floor plates that can flex to meet the needs of your teams and your business.





# Meet your neighbours

itv



"ITV is one of the original tenants within MediaCity and the first to commit to the Orange tower. Over 700 colleagues have a base in the building from departments including Granada Reports, Multistory, Lifted Entertainment, Commercial and the company's financial support services. As a content maker and broadcaster we believe being part of MediaCity's thriving creative community is the perfect home for our teams."

John Whiston,  
Head of ITV in the North

University of  
**Salford**  
MANCHESTER



"The University of Salford's MediaCity campus is situated in the heart of the media industry. Our television and radio studios, galleries, animation studios, Digi-labs, extended reality, games spaces, and high-spec audio facilities, provide unique opportunities for our students and staff teams to create, innovate, teach, learn, and research, collaborating, innovating, and working side by side with the creative technology and media industries."

Huw Williams,  
Chief Operating Officer,  
University of Salford



# Comfort heating and cooling

4-pipe fan coil units that return air to the units via return air grilles in the ceiling



# LED lighting

compliant with CIBSE code for interior lighting, and Part L2 Building Regulations, with average illumination levels at 400 lux.

# CCTV

and speed gate entry and exit system, CCTV system controlled from reception, plus eye retina scan entry system.

# Secure

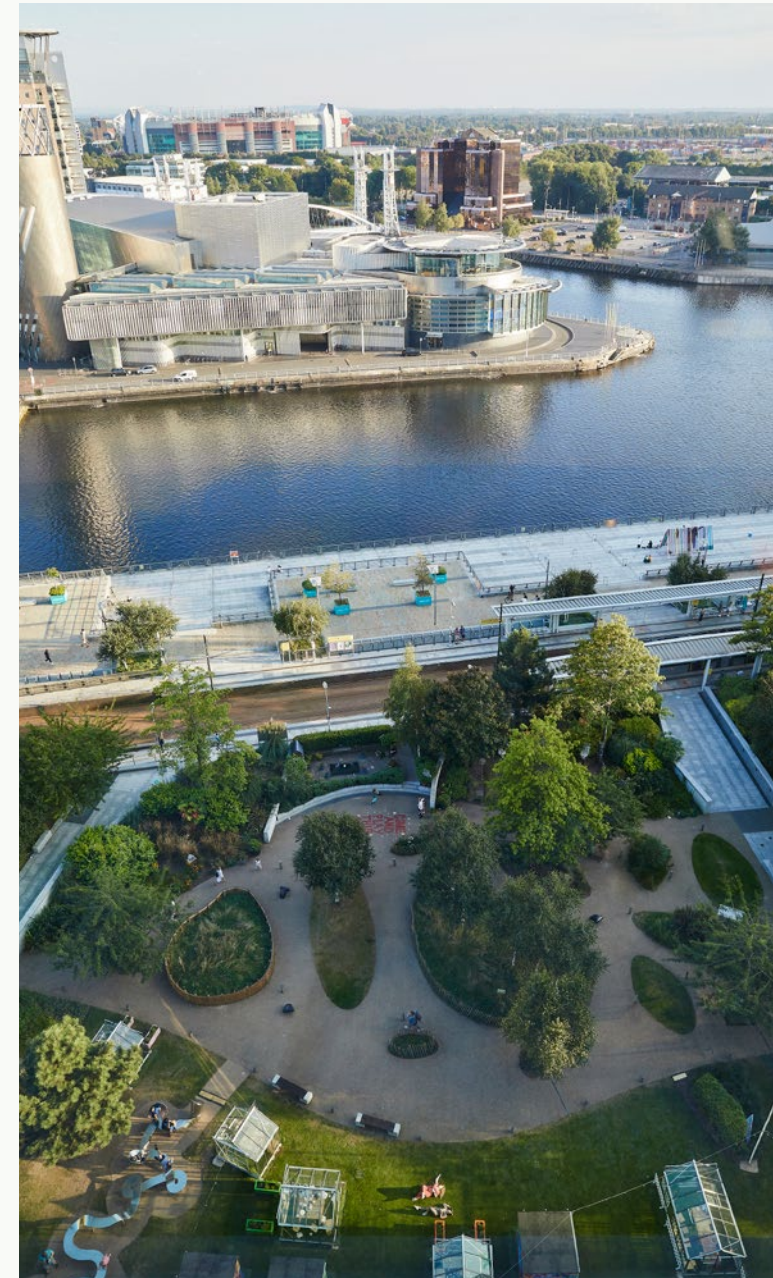
car parking - as many spaces as required, accessed via a digital app system that can increase or decrease spaces flexibly month by month

# Showers

plus male, female and disabled WCs on each floor

# Floor to ceiling windows

with 360° views across Manchester and Salford



# Lifts

5 x 17-person passenger lifts, 1 x 2000kg goods lift

# Entrance

double height glazed foyer, 2 glazed revolving doors with a disabled access pass door, white Corian reception desk, newly refurbished coffee/business lounge and boardroom

# 2.8m

high ceilings - fully accessible, metal plank with recessed lighting and ventilation grilles on a 1500m2 module



# Get connected at Orange

Orange is rated Platinum by WiredScore, the highest accreditation available, and we're proud to be part of Europe's first development to receive Platinum Neighbourhood certification. This means that we've been recognised as one of the UK's best workspace developments for our broadband and telecom infrastructure. Technology is managed by dock10, who provide seamless telephony, broadband, co-location and fibre connectivity across the site.



## The UK's 1st

immersive 5G hub



## Campus-wide wifi

with private SSID plus boosted indoor mobile coverage and capacity across our whole estate

## 20+

access to 20+ external connectivity providers

## Neutral

fibre optic network owned by us, meaning that brand new internet service providers can be installed quickly and easily

## State-of-the-art

telephone and broadband services

## High speed

fibre network spanning the site, with speeds of 100Mb/s

## Purpose built

high-specification data centre providing the safest place for specialist kit, from a single unit to whole racks of space

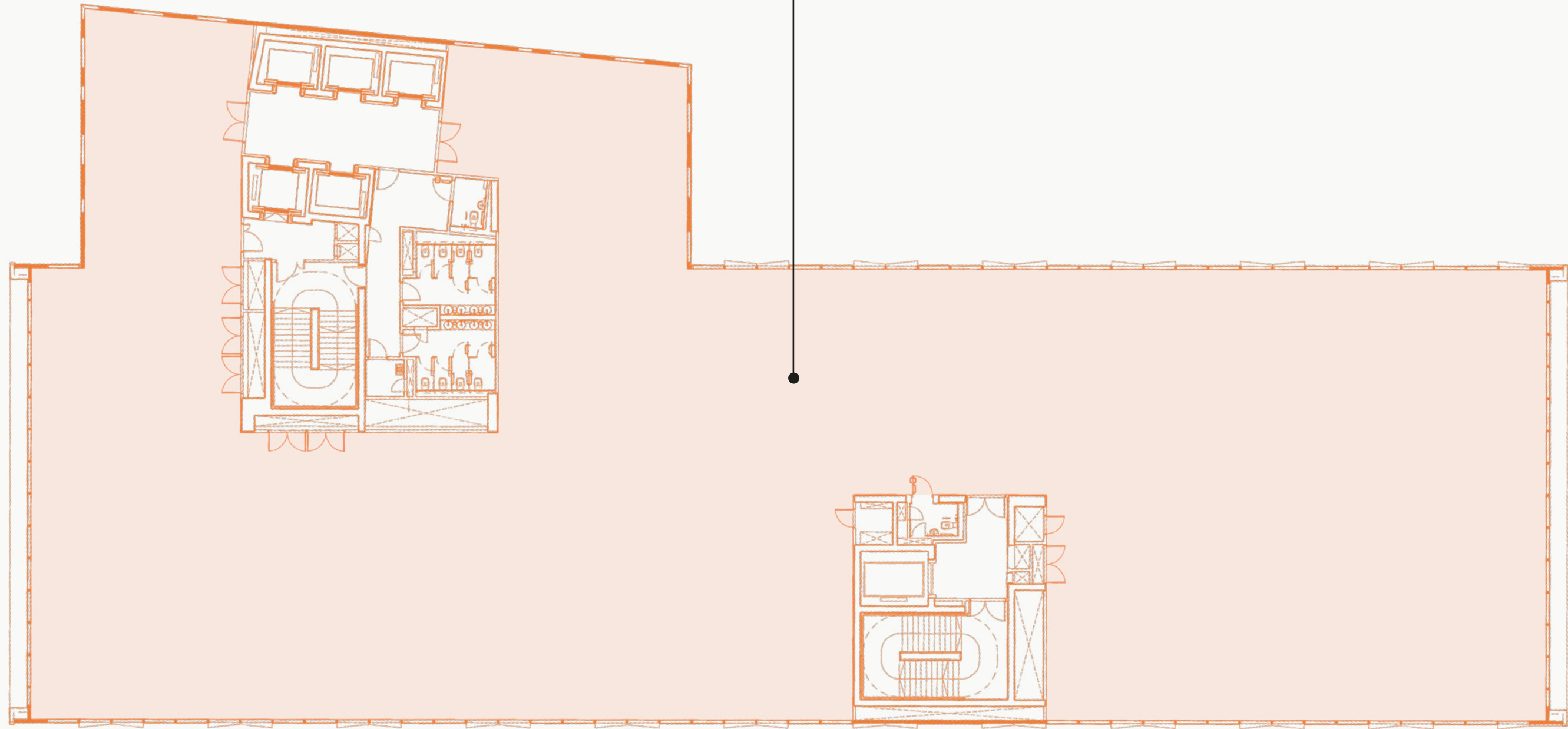
## IPTV services

providing occupiers with complete IPTV services to access free-to-air channels and premium package



# Floor 6

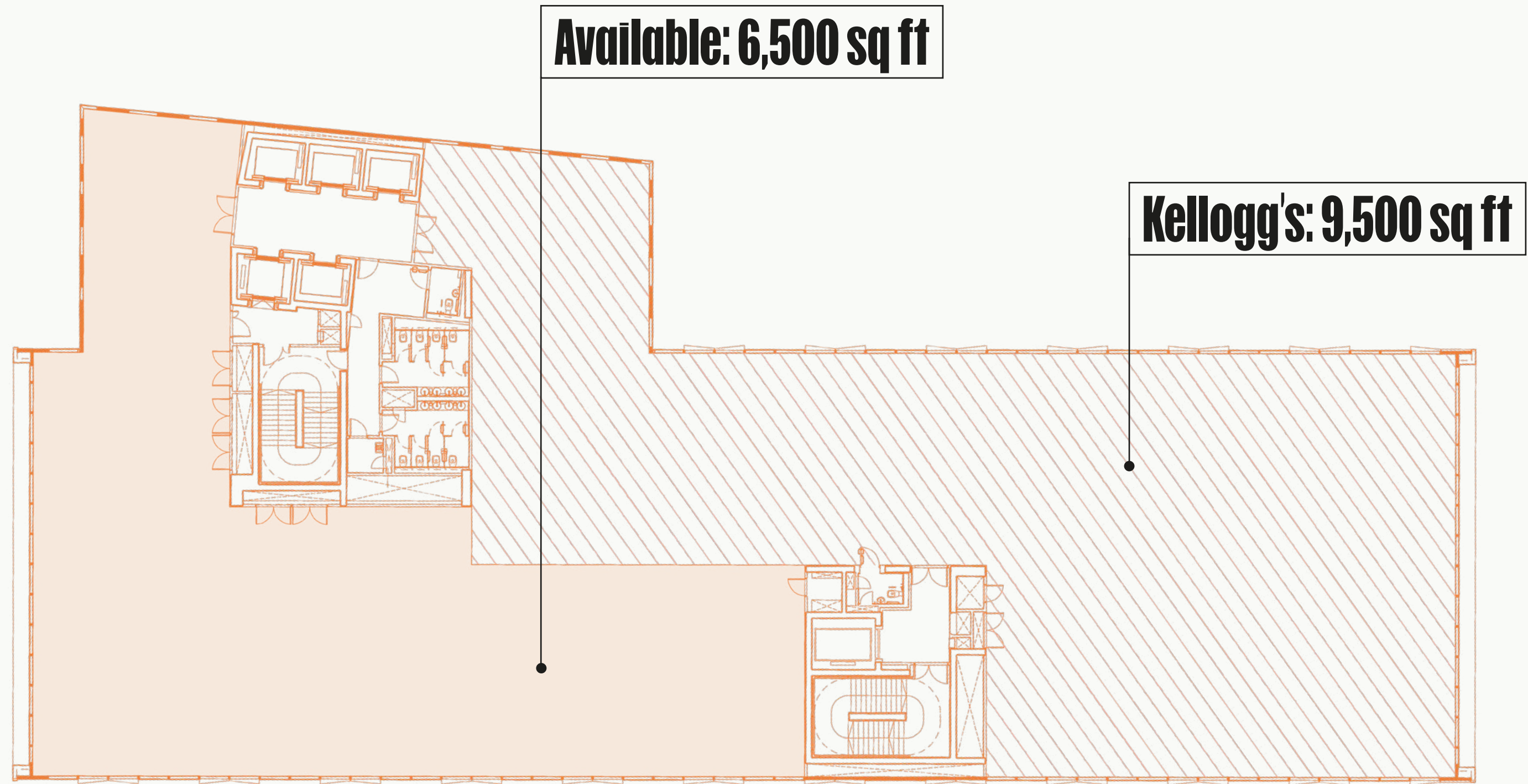
**Available: 15,833 sq ft**



- Flexible workspace
- State of the art broadband services



# Floor 7

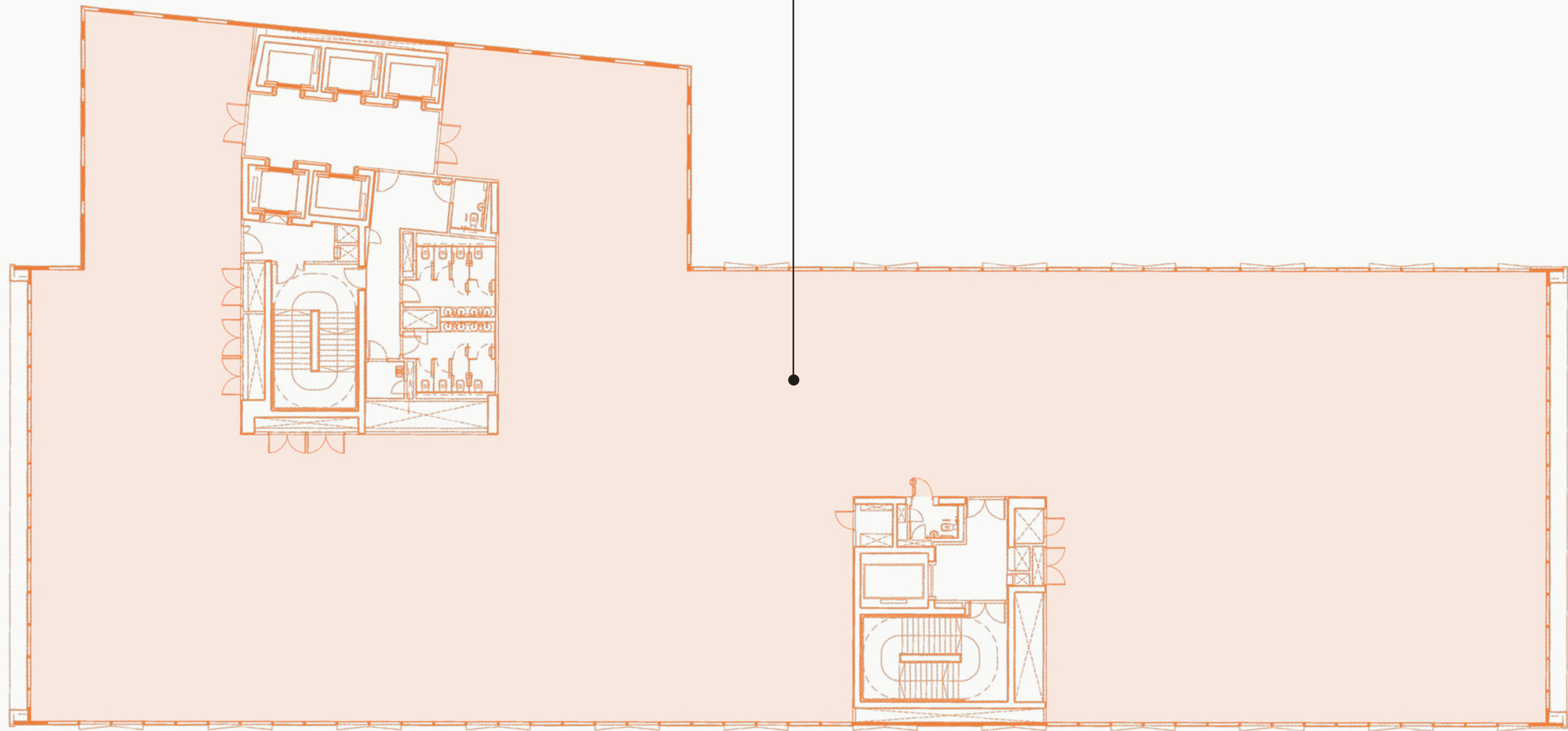


- Flexible workspace
- State of the art broadband services



# Floor 10

**Available: 16,040 sq ft**



- Flexible workspace
- State of the art broadband services





# Living



# Great independents

Orange is home to some great places to eat and drink: Pret A Manger, Prezzo, Wagamama, The Botanist and Seven Bro7hers. Step further into MediaCity and you and your teams will find a stellar community of independent cafes, bars, restaurants and useful shops. From Greggs to the Co-op- there's something to suit every budget, and every occasion.







Award-winning coffee, cocktails and street food at Box on the Docks



Rice n' three curries at the award-winning Chapati Café



Salford-brewed pints at Seven Bro7hers



Hand-made and home-made food to go



The best in food, drink and crafts at our monthly Makers' Market



Independent coffee (and breakfast, and brunch) at Grindsmith



# Space to breathe

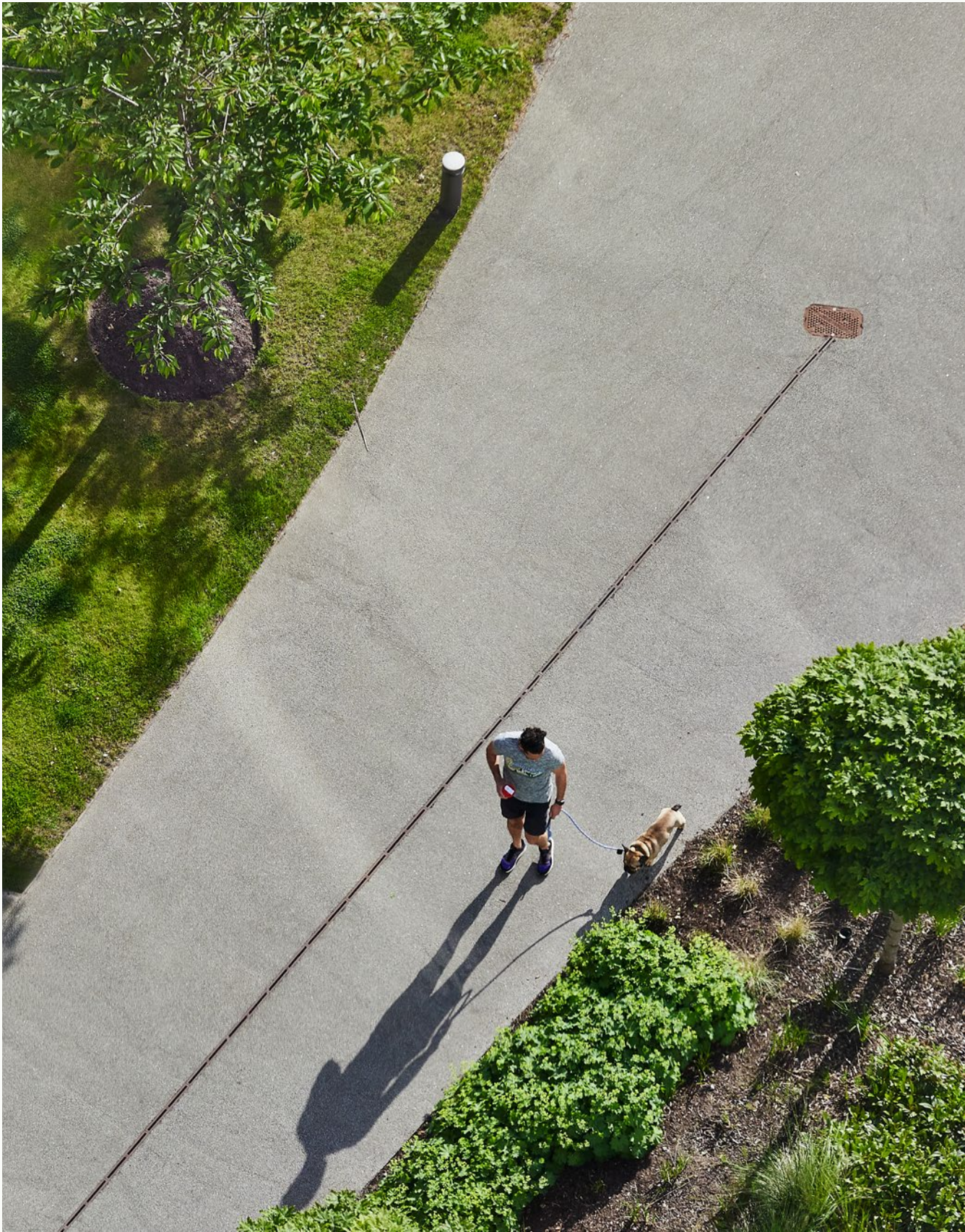
Build a happier workforce at MediaCity. Enjoy the best of urban life – great architecture, streets full of shops, bars, restaurants, museums, theatres and galleries – and make the most of a MediaCity pace of life. Sweeping waterfront views. Sunsets best described as ‘epic’. Human-scale gardens and public spaces. A place that’s got space to breathe.





# Be well

The places where we choose to live and work shape our wellbeing, for better or worse – and so the public spaces at MediaCity not only regularly host all sorts of sports activities and events, they’re also actively programmed with things designed to encourage our community to try something new. From yoga and wellness events to triathlons, assault courses and bootcamps (for the brave), via open water swimming and classes that take advantage of our waterside location – this is a place that prioritises health and wellbeing.



# Real-life balance

We spend something close to 84,000 hours at work during our lives – so wouldn’t those hours be better spent in a workspace that nurtures? Where the office offers a seamless experience, with lots of natural light and fresh air? Where sunsets are best described as ‘epic’, and where sweeping waterfront views create the kind of headspace we all need on stressful days?



# Always something on

We're home to two internationally rated cultural venues, and a place to head to for live music, comedy, theatre and gigs. Come here for the chance to be among the BBC's live broadcast audiences, or sample The Lowry's internationally acclaimed art collection and waterside art festivals. With immersive events such as Van Gogh Live and The Art of Banksy, art-adorned outdoor dining pods, one of the world's biggest football teams, live sports and esports too - there's always something on.



## 842,000

annual visits to The Lowry

## 30

awards: the Daniel Libeskind-designed Imperial War Museum North

## 1,730

seats at the largest theatre stage outside the West End

## 120,000

people loved Van Gogh Alive

## 2

Studio tours: BBC and ITV

## 326,000

annual visits to Imperial War Museum North

## 100s of live TV shows

from Match of the Day to The Voice





Piccadilly via Pomona 1 min  
Piccadilly via Pomona 14 min  
12:44:52

Platform A

Boarding point

Piccadilly

3007

3007A

Platform B

MediaCityUK

MediaCityUK

# Transport





# A connected city

Greater Manchester is one of the biggest city regions in the UK, and we're right at its heart. Take space here and find yourself ten minutes from Manchester city centre, and just two minutes from the motorway network. And with two dedicated Metrolink stations – the biggest light rail system in the UK – your teams will love their easy commutes.



# Proximity Map

## Tram

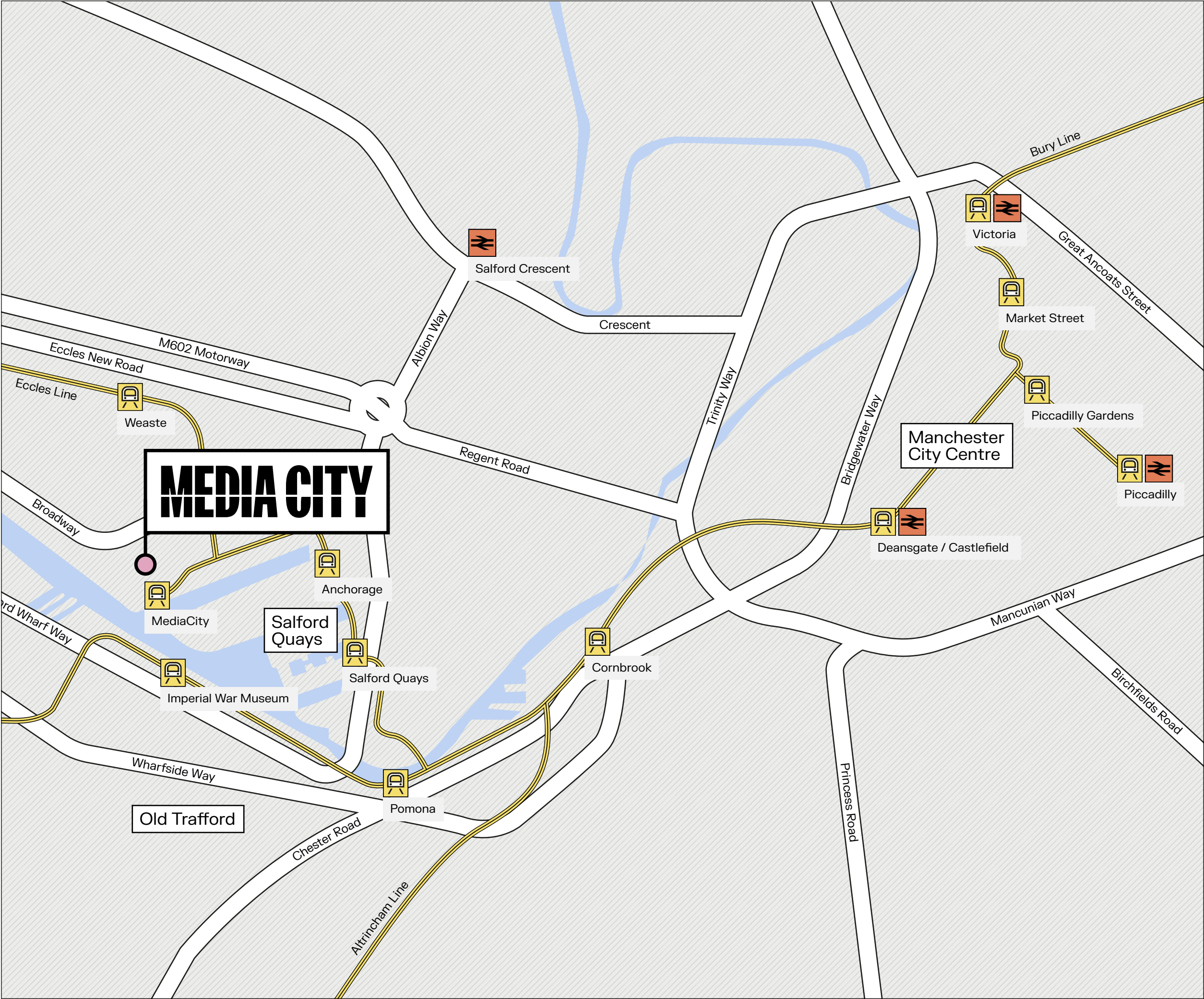
Trafford Centre	10 mins
Cornbrook	15 mins
Salford	17 mins
Eccles	19 mins
St Peter's Square	21 mins
Manchester Piccadilly	27 mins
Sale	27 mins
Chorlton	27 mins
East Didsbury	28 mins
Victoria	32 mins
Altrincham	37 mins
Manchester Airport	53 mins

## Bus

Cornbrook	15 mins
Salford	23 mins
Trafford Centre	27 mins
St Peter's Square	33 mins
Manchester Piccadilly	40 mins
Eccles	42 mins
Victoria	43 mins
Chorlton	48 mins
Sale	50 mins
East Didsbury	1 hr +
Altrincham	1 hr +
Manchester Airport	1 hr +

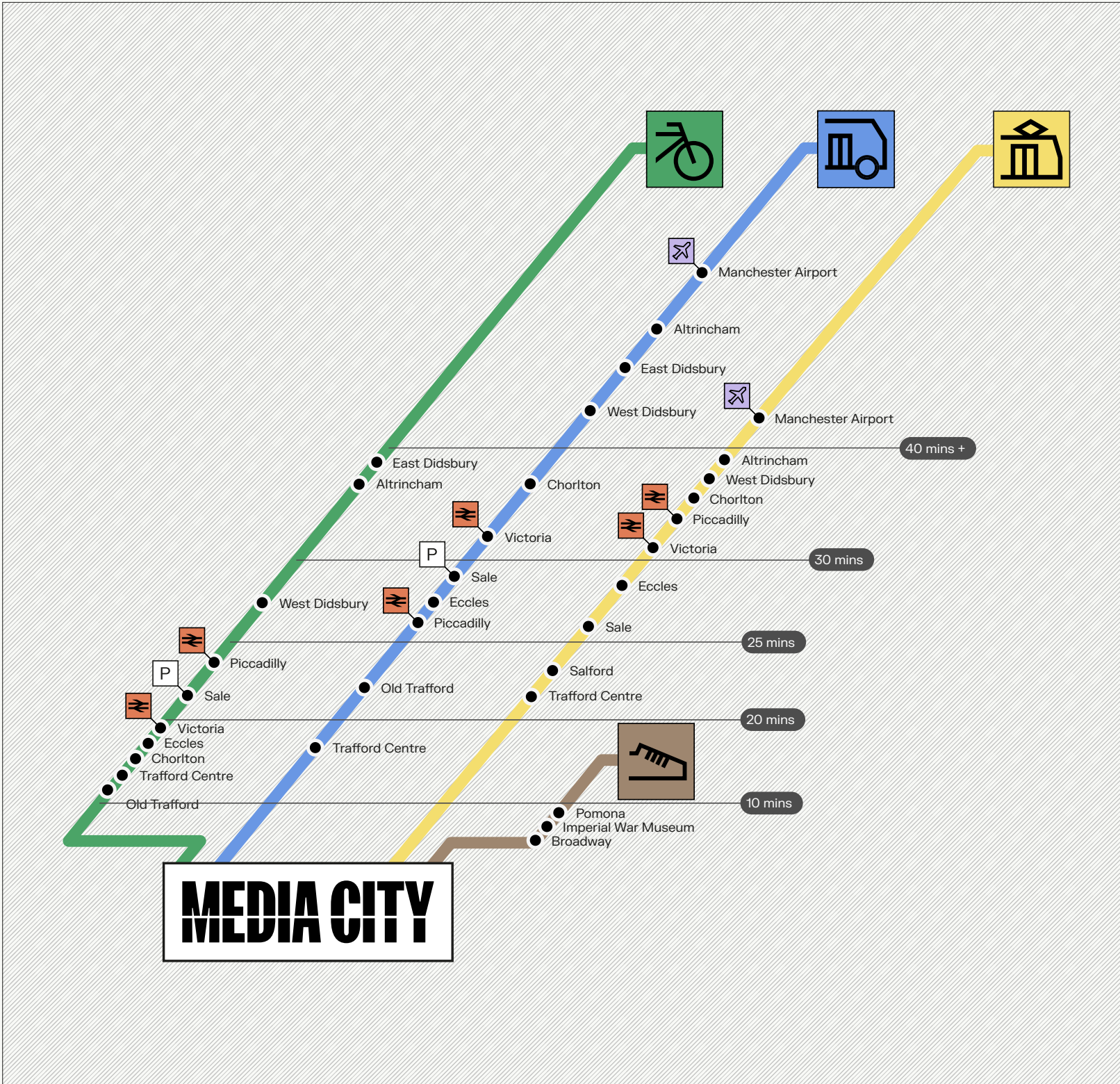
## Car

MediaCityUK is a two-minute drive from Junctions 2 and 3 on the M602, which links to the wider motorway network.

























# Local connectivity



# Regional travel times



Manchester–MediaCity	
	
30 mins	30 mins
Birmingham–MediaCity	
	
2 hr 6 mins	1 hr 46 mins
Edinburgh–MediaCity	
	
4 hr 7 mins	3 hr 42 mins
	3 hr +
Glasgow–MediaCity	
	
1 hr 46 mins	2 hr 6 mins
	3 hr +
Leeds–MediaCity	
	
1 hr 6 mins	1 hr 36 mins
Liverpool–MediaCity	
	
1 hr 12 mins	54 mins
Newcastle–MediaCity	
	
2 hr 39 mins	2 hr 52 mins
London–MediaCity	
	
2 hr 39 mins	2 hr 52 mins
Sheffield–MediaCity	
	
1 hr 35 mins	53 mins



# Sustainability





# Future focused workspace

MediaCity can support your ESG goals. With an emphasis on renewable energy, we're the world's first BREEAM-rated sustainable community. Our neighbourhoods are easy to reach via public transport, walking or cycling. In 2021 alone we invested over £1m in sustainability initiatives. And we've put in place a plan that will help you reduce waste and energy usage, increase recycling, charge electric cars - and become an active part of the biggest net zero carbon cluster in the UK.





# Certified Net Zero Carbon

part of the UK’s largest cluster of NZC buildings (1.4m sq ft)



12%

of workers arrived by bike, well above the MCR average of 8%

25%

of workers arriving by tram

1st BREEAM

rated sustainable community in the world.

100%

of waste diverted from landfill

Green Flag Award

for our public green space

EPC Rating: C





# Talk to us

The people and businesses who call Orange home are supported by an expert community, place, property, service and security team.

Talk to us to find out more about taking space at Orange – we'd love to hear from you.

## MEDIA CITY

### Contact Peel Media

Ben Hey  
Senior Property Manager  
ben.hey@mediacity.co.uk

### Contact our agents

Richard Lace  
OBi Property  
07795 104 231  
rlace@obiproperty.co.uk

James Dickinson  
Canning O'Neill  
07876 654 062  
james@canningoneill.com

Jonathan Cook  
CBRE  
07512617360  
jonathan.cook@cbre.com

Orange Tower,  
MediaCityUK,  
Salford Quays,  
M50 2HF

## Awards

Green Flag Award 2020/2019/2018  
Peoples Parking Award  
TfGM Sustainable Journeys Gold Award  
Verified Net Zero Carbon Community  
ESPA Award 2019





# T&Cs

Disclaimer: Peel Media Limited for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: (i) These particulars are given without responsibility of Peel Media Limited as a general outline only for the guidance of prospective purchasers, and do not constitute the whole or any part of an offer or (ii) Peel Media Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) No employee of Peel Media Limited has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice (v) Except in respect of death or personal injury caused by the negligence of Peel Media Limited, its employees or servants, Peel Media Limited will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently by Peel Media Limited.