



MEDIA CITY

 **Peel L&P**
REALISING POSSIBILITY



THE ALEXANDRA

LIGHT, BRIGHT WITH
SPACE THAT'S RIGHT.

With its full height glazed atrium and signature 'port key' façade, it is difficult not to be inspired as you enter The Alexandra.

As one of MediaCity's most recognisable buildings, it certainly makes an impact as you enter with its impressive light and airy feel, five floors and stunning views across the dock.

With the First Floor currently available it offers 11,440 sq.ft. of Grade A office space, comfortably housing up to 130 people. You'll share a prominent manned reception, tram stop right outside your front door, secure car parking on your doorstep, easy access to the regional and national motorway network and enjoy the significant benefits of Peel's hands-on building management service.

With neighbours including BBC, Bupa, ITV, Satellite Information Services, Coronation Street, JTI, M&S and many more you will be well connected with a community of supportive, inventive and like-minded businesses.



SUSTAINABILITY

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THE THREE PILLARS OF SUSTAINABILITY

ECONOMIC
INVESTMENT

ENVIRONMENTAL
RESPONSIBILITY

COMMUNITIES

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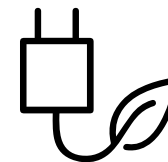
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MEDIACITY

WHERE BRILLIANCE HAPPENS

Immerse yourself within an array of forward-thinking developers, dynamic digital minds, like-minded businesses, Emmy-award winners and famous faces at MediaCity.

Located on Manchester's stunning waterfront, you will not only benefit from the striking views, fantastic transport links, excellent range of amenities and on-site talent pool from the University of Salford and soon-to-open University Technical College but also access to over a hundred creative and future technology SMEs - all on your doorstep.

With office space for every requirement, large and small, production studios, revolutionary testing labs as well as meeting and event spaces, MediaCity's vibrant, thriving community is the perfect place to do business. The social scene is a winner too, with buzzing bars, independent restaurants, shopping at the Lowry Outlet, Imperial War Museum North, The Lowry Theatre and Manchester United FC, what's not to like?



THE NEIGHBOURS

BBC

itv

Kellogg's

docu10

THE LANDING

University of Salford
MANCHESTER

ERICSSON

utc
@MediaCityUK

SIS

THG

M&S
EST. 1884

Bupa

RETAIL

- 1 Newsagent
- 2 Outlet Shopping
- 3 Booths
- 4 WH Smith
- 5 Sainsbury's

CONVENIENCE

- 5 Dry Cleaner
- 6 Post Office
- 7 Barbers
- 8 Dentist

FOOD & DRINK

- 9 Costa
- 10 Prezzo
- 11 Wagamama
- 12 Dockyard
- 13 Craft Brew
- 14 Nandos
- 15 Vertigo
- 16 Starbucks
- 17 Marco's
- 18 Pret a Manger

LEISURE

- 19 The Alchemist
- 20 The Botanist
- 21 Box on the Docks
- 23 Gym
- 24 Cinema
- 25 Imperial War Museum
- 26 Lowry Theatre
- 27 Old Trafford MUFC & Cricket Ground

HOTEL

- 27 Holiday Inn
- 28 Premier Inn

TRANSPORT

- Harbour City Tram Stops
- Broadway Tram Stop
- MediaCity Tram Stop
- Future Metrolink Stop
- Car Park
- Bus Stops

COMMERCIAL SPACE

- 1 The Alex
- 2 The Vic
- 3 Harbour City Multi-Storey Car Park
- 4 MediaCity

AVAILABLE ACCOMMODATION

Flexible and open-plan, extending to 11,440 sq. ft. (1,063 sq. m.).

SPECIFICATIONS

- Landmark five-storey office building totalling 60,848 sq. ft. (5,653 sq. m.)
- Landscaped site with paved piazza to promenade on the water's edge
- Prominent, glazed, double-height entrance / reception accessed via Quays Road
- Dramatic full-height glazed atrium with three high-speed Otis passenger lifts
- Floor plates from 10,828 to 12,672 sq. ft. (1,006 to 1,177 sq. m.), offering panoramic views
- Excellent flexibility in providing an open plan or cellular layout
- Full access raised floors with integral floor boxes

- Four pipe fan coil comfort heating / cooling system

- Suspended ceilings with Category 2 lighting

PARKING

Car parking spaces are allocated at a ratio of 1:250 sq. ft. Additional parking may be available on a licence basis.

LEASE TERMS

Car parking spaces are allocated The accommodation is available by way of a new, effective full repairing and insuring (FRI) lease for a term of years to be agreed.

RENT

On application

RATES/SERVICE CHARGE

The occupier will also be responsible for the rate charges levied on the premises and car parking spaces. The building is owned and managed by Peel Land & Property and the occupier will bear an apportioned cost of the management and maintenance.

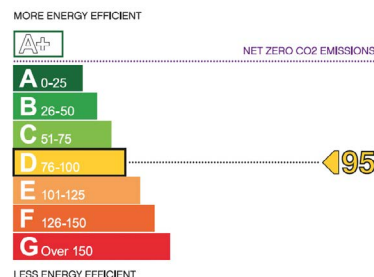
VAT

All figures are quoted exclusive of, but may be subject to VAT at the prevailing rate.

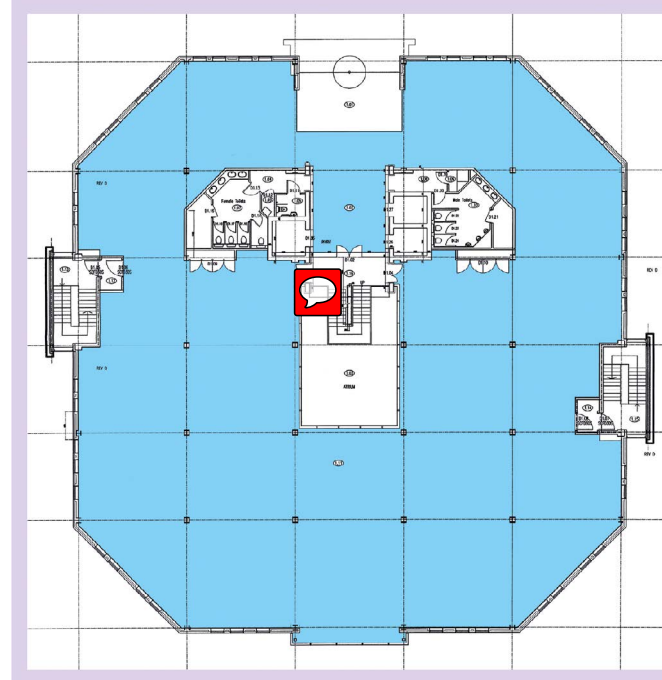
VIEWING

Strictly by appointment with the joint letting agents Edwards and Co (0161 833 9991), or CBRE (0161 233 5643).

ENERGY EFFICIENCY



Floor plan

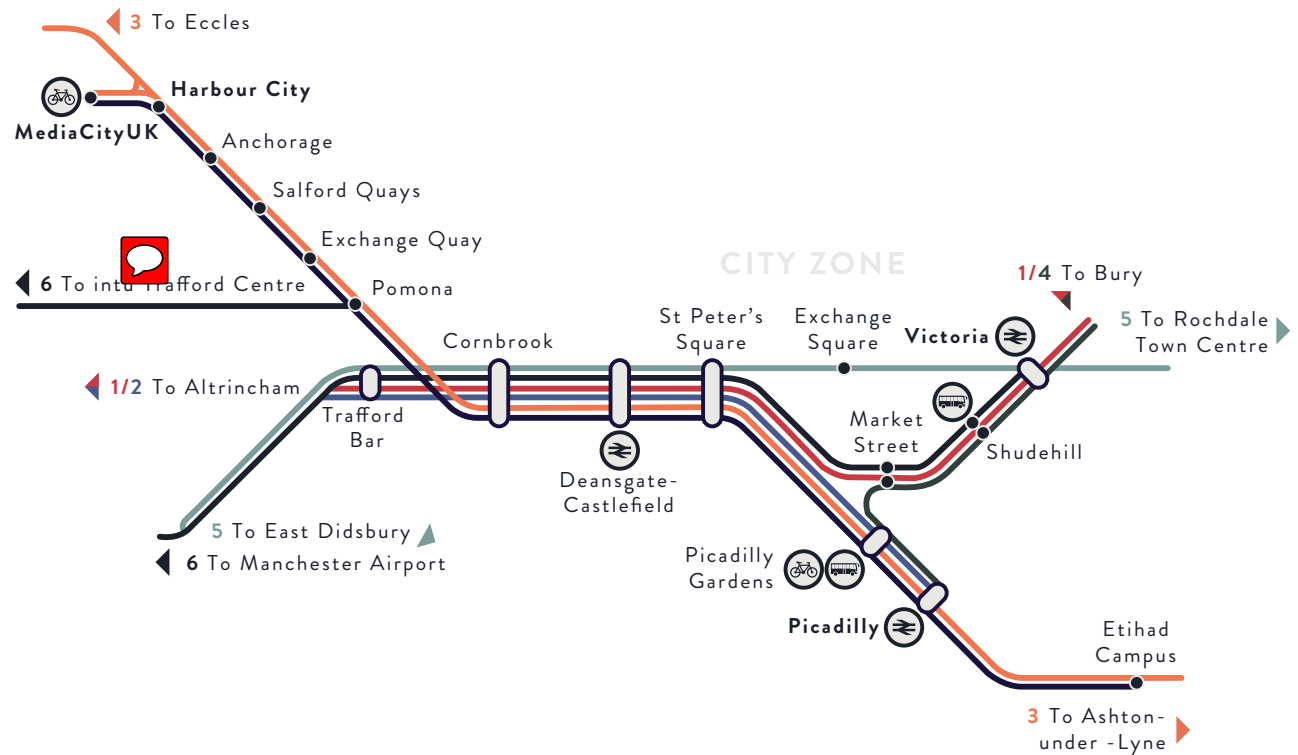


CONNECTIVITY


Basing your business at The Vic means you can enjoy all the benefits of being located at MediaCity, whilst being well connected to Manchester City Centre. With tram stops and bus routes on the doorstep, The Vic connects you to the most vibrant neighbourhoods in the North West.

KEY

-  Change with other services
-  Cycle Hub membership required
-  Rail Interchange
-  Bus Interchange



THE VIC TO THE PIAZZA AT MediaCity

 2 mins (400m)




TRAM TIMES

St Peter's Square 15 mins
 Piccadilly Station 23 mins
 Exchange Square 26 mins
 Victoria Station 27 mins

MANCHESTER AIRPORT TO MediaCity

 17 mins
 20 mins

LONDON TO MANCHESTER

 1 hr 5 mins
 2 hrs 8 mins
 3 hrs 46 mins


BIRMINGHAM TO MANCHESTER

 1 hr 28 mins
 1 hr 39 mins

LIVERPOOL TO MANCHESTER

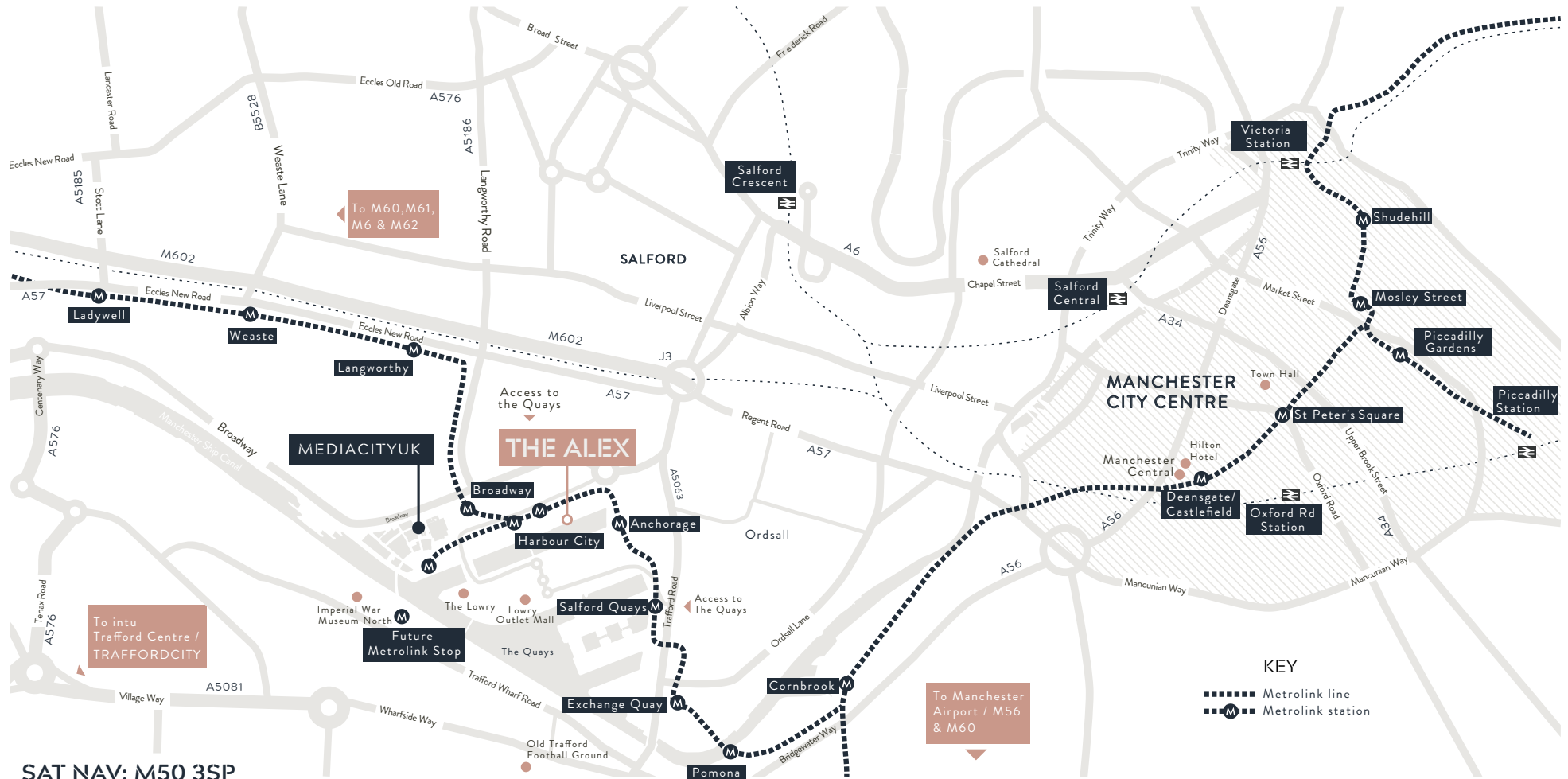
 48 mins
 40 mins

LEEDS TO MANCHESTER

 48 mins
 1 hr 8 mins



LOCATION

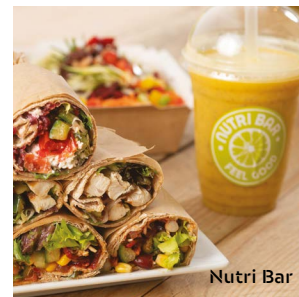
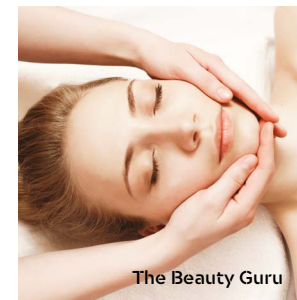


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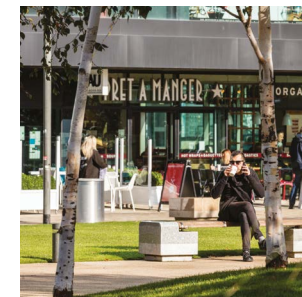
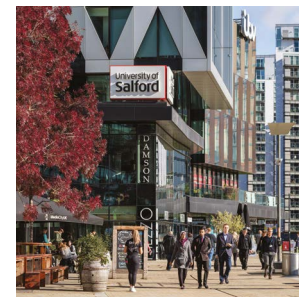
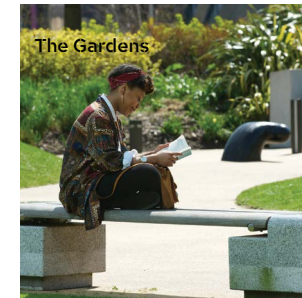
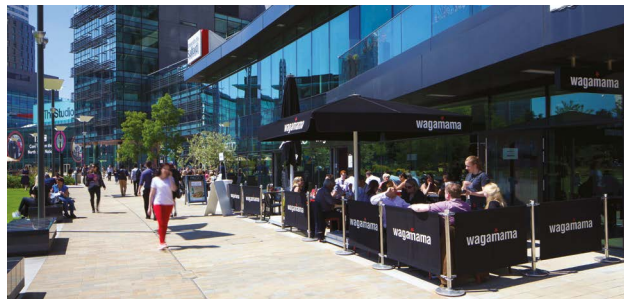
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HEALTH & WELLBEING



COMMUNITY MediaCity





THE ALEX



MEDIACITY

PAUL CHAPPELS

e: pchappels@peellandp.co.uk

t: 07901 850 956



MARK COOKE

e: mark.cooke@avisonyoung.com

t: 0161 956 4104



TOBY NIELD

e: toby.nield@cushwake.com

t: 0161 455 3752



MARK CANNING

e: mark@canningoneill.com

t: 0161 244 5500

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