

# Quay West.

Stunning space  
in the perfect  
waterfront  
place



→ WATERFRONT LOCATION



→ IMPRESSIVE INTERIOR

QuayWest is a striking bronze curtain glazed building and widely regarded as one of MediaCityUK's most prominent landmarks.

## Further information

If you would like to find out more about the opportunities in Quay West and how this office space could work for you, please get in touch as we're here to help.

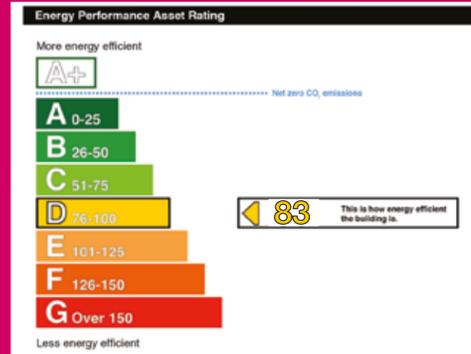
Visit [www.mediacityuk.co.uk/space/offices](http://www.mediacityuk.co.uk/space/offices) or contact our agents.

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**Quay West**  
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MediaCityUK M17 1PL



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## QuayWest



**Brilliantly Iconic**  
QuayWest | Trafford Wharf Road  
Where **brilliance happens**



# MediaCityUK.

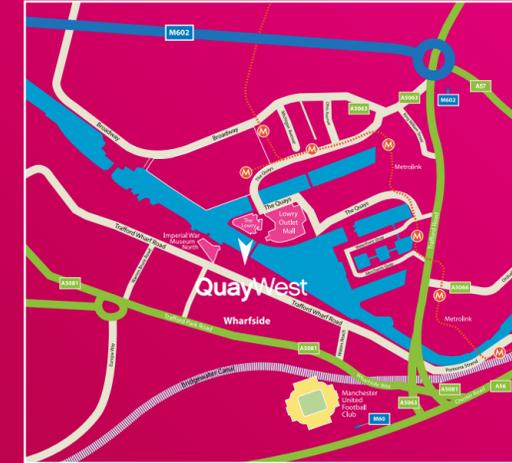
## Where brilliance happens.

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

Located on Manchester's stunning waterfront, and connected to fantastic transport links, MediaCityUK offers an excellent range of office space for every requirement. In addition, you will find an on-site talent pool from the University of Salford and University Technical College and have access to over a hundred creative and future technology SMEs – all on your doorstep.

Not only is MediaCityUK's vibrant, thriving community the perfect place to do business but you can also enjoy a wide array of leisure & cultural attractions for 'after hours'. You can go shopping at the Lowry Outlet centre, make use of the on-site health club, choose to see a show at the nationally renowned Lowry Theatre and visit the Imperial War Museum and Manchester United Football Club.

And if that's not enough, you can also choose from a fantastic selection of stylish bars and independent restaurants which all adds to the buzzing social scene.



Getting here M17 1PL

MediaCityUK is just one mile from Junction 3 of the M602, providing easy access to the motorway network. A direct tram link takes approximately 15 minutes to Piccadilly Railway Station in the centre of Manchester. The Metrolink also provides quick access to Manchester International Airport, serving 225 destinations worldwide. MediaCityUK is also served by a number of regular, dedicated bus routes offering journeys to the city centre, The Trafford Centre and throughout the Manchester region.



## Quay West.

### Location

QuayWest is located in a prominent position on Trafford Wharf Road providing panoramic views over MediaCityUK.

### Specification

- Glazed atrium with marble clad reception
- Three high-speed eight person passenger lifts
- Coffee shop in main reception area
- Secure on-site car parking
- 24-hour security service
- Male, female and disabled WC facilities
- Full access raised floor
- Air conditioned
- LG7 compliant lighting

### Parking

Car parking spaces are allocated to the demise at a ratio of 1:278 sq ft. Additional parking may be available on a licence basis.

### Lease terms

The offices are available by way of a new full repairing and insuring lease for a term of years to be agreed.



### Rates/Service charge

The occupier will also be responsible for the rate charges levied on the demise 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.

### Rent

On application to the joint letting agents.

### VAT

All outgoings are subject to VAT.