



# VOYAGER

SALFORD QUAYS  
MANCHESTER

GRADE A OFFICES  
IMMEDIATELY AVAILABLE FROM  
3,595 - 38,943 SQ FT (334 - 3,618 SQ M)

Voyager presents a unique **Grade A office building on the waterside with superb views overlooking Salford Quays.**

**This high profile location provides an excellent branding opportunity at the original and one of the principal entrances to the Quays fronting the main arterial route from the M602 to Manchester and the Metro Link.**

Voyager is arranged over ground and four upper floors with floor to ceiling glazing further enhancing the outstanding views down Ontario Basin towards the Lowry Centre and Media City.

The building presents Grade A specification, a generous and attractive entrance with double height reception and the option of installing a business lounge, coffee hub and breakout area.

The accommodation provides 38,943 sq ft (3,618 sq m) in total, with efficient flexible floor plates available in suites from 3,595 Sq Ft (334 sq m).

**Grade A**  
office building  
with **superb**  
views over  
the Quays.





Potential Coffee Shop/Breakout Area



View from 4th Floor



Proposed Reception

## Architecturally refurbished to present high quality **Grade A** specification

- Open floor plates up to 8,762 sq ft (814 sq m)
- Full height floor to ceiling glazing
- Floor to ceiling heights of 2.7m to 3m with LED lighting
- Air conditioned throughout providing an occupational density of up to 1:10 sq m with the ability to increase to 1:8 sq m
- 150mm fully accessible raised floors
- Two passenger lifts
- 92 secure car parking spaces
- Male and female WC's at each floor level
- Shower facilities
- Cycle storage and lockers



CYCLE  
STORAGE



2 PASSENGER  
LIFTS



SHOWER  
FACILITIES



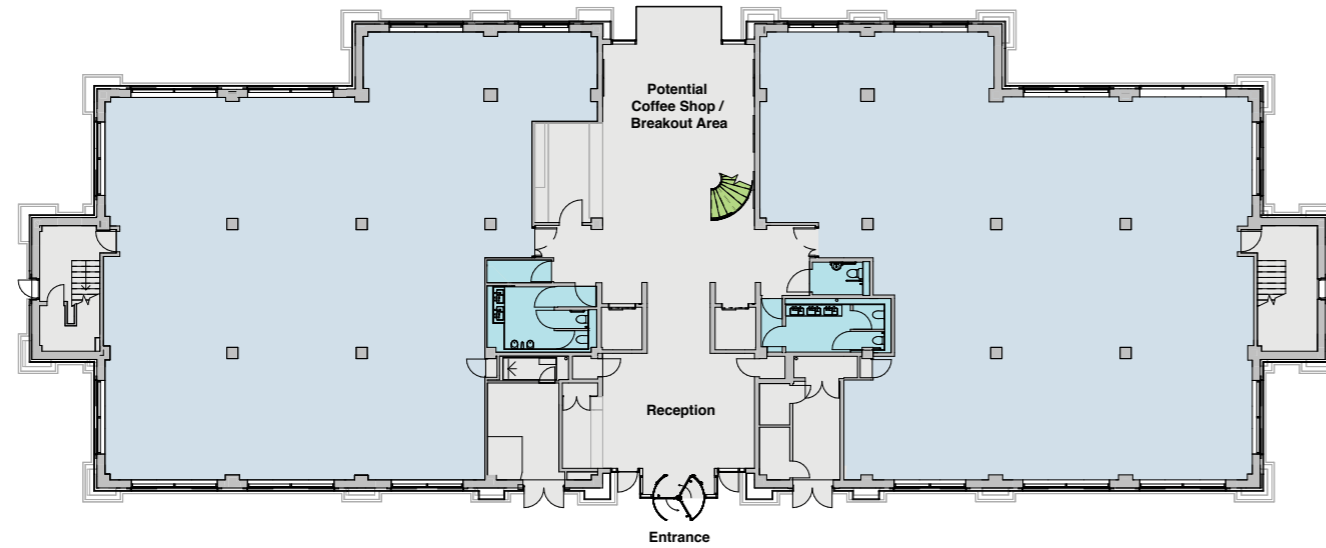
AIR  
CONDITIONING



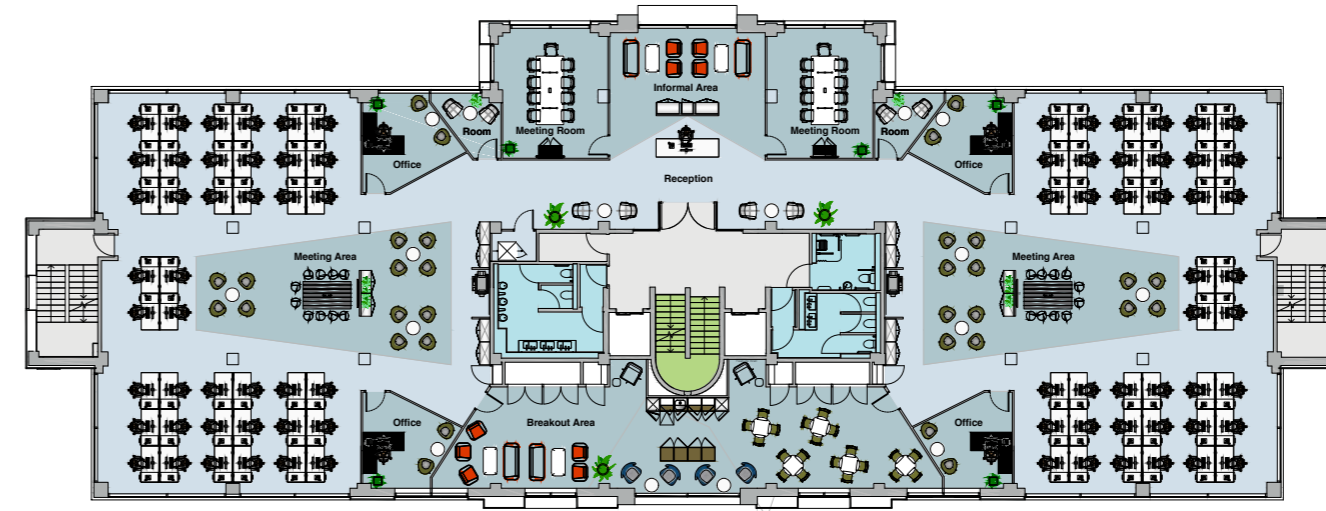
92 CAR  
SPACES



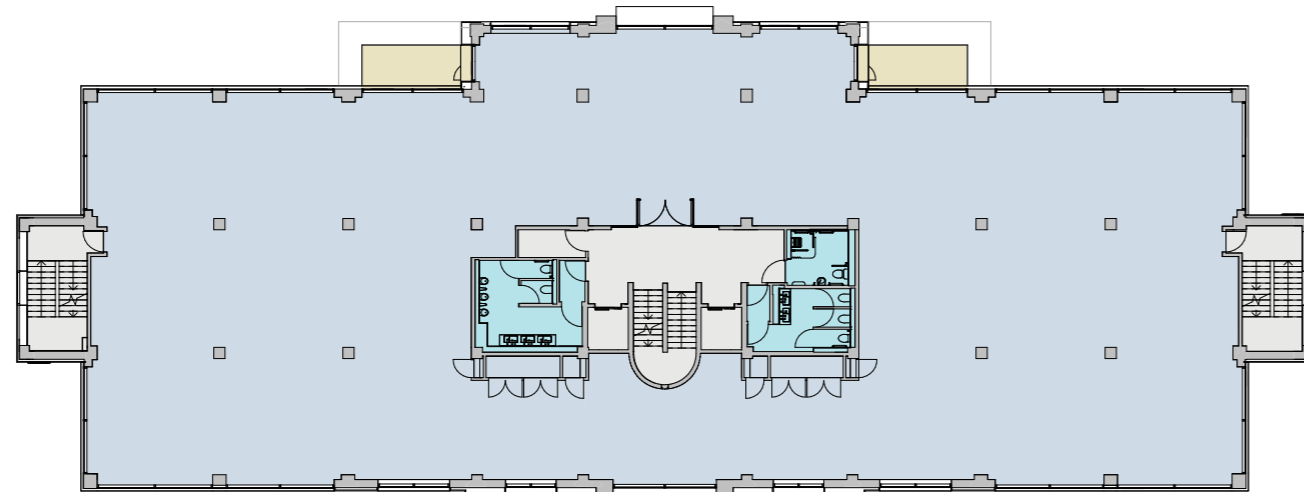
## GROUND FLOOR PLAN



## SECOND FLOOR SPACE PLAN



## TYPICAL UPPER FLOOR PLAN



### Accommodation

FLOOR	SQ FT	SQ M
04	4,585	426
03	8,762	814
02	8,762	814
01 SUITE A	3,864	359
01 SUITE B	3,896	362
GF SUITE A	3,778	351
GF SUITE B	3,595	334
<b>TOTAL</b>	<b>38,943</b>	<b>3,618</b>

### Medium density

- 1 x Reception
- 2 x Meeting rooms for 9
- 2 x 1:1 Rooms
- 4 x Offices for 1
- 40 x Right wing open plan
- 40 x Left wing open plan
- 2 x Informal meeting areas for 10
- 6 x Informal areas
- 2 x Print areas
- 1 x Breakout for 35

Ratio 1:10 819 sq m

The above floor areas have been calculated from architect's CAD plans on a NIA basis and could be subject to change upon practical completion.

Highly efficient **floorplates** with total **flexibility** available suites from **3,595 Sq Ft (334 sq m)**

## There is such a thing as the perfect location

At the original entrance to the Quays and at the head of Ontario Basin, Voyager occupies one of the most prominent and highly visible locations on the Quays with distinctive views down Ontario Basin towards the Lowry Outlet and MediaCity. A multiple choice of restaurants, shops, hotels and other amenities are within immediate walking distance affording a convenient and modern live-work environment.

The Metrolink travels in front of the building with the nearest station (Salford Quays) being 160 metres distance, and nine minutes travel time to Manchester City Centre. The Quays are well served by other transport connections and are centrally situated within the UK's largest and fastest growing region.

The prominence of Voyager presents a branding opportunity for a distinctive self-contained headquarters.

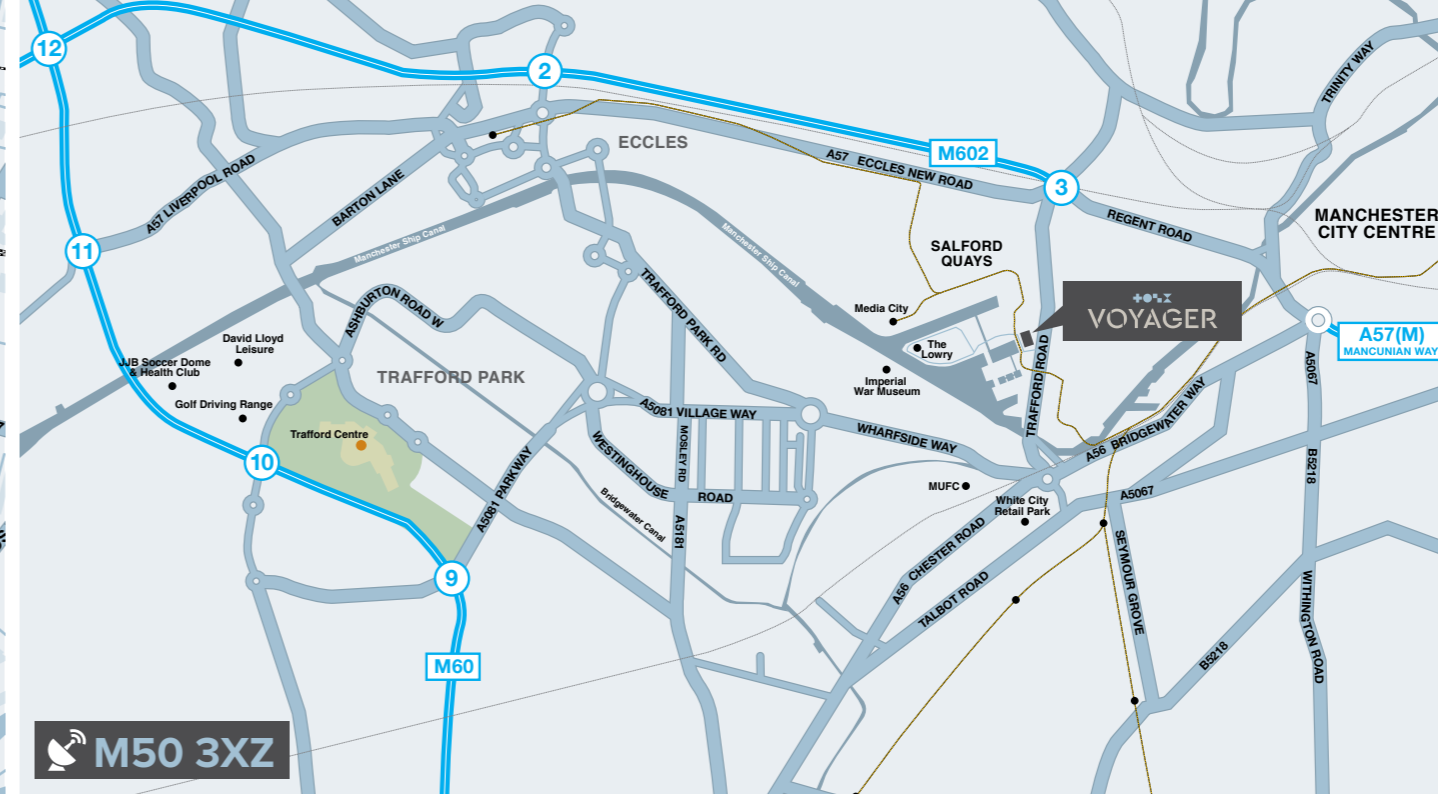
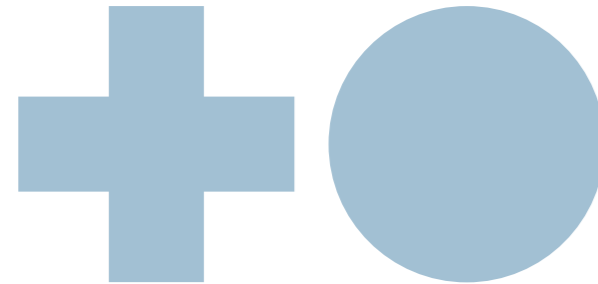


# Life's great, on the Quays

## Amenities Key

1. The Lowry
2. Imperial War Museum
3. Manchester United FC
4. Alchemist
5. Costa
6. Pret a Manger
7. Matchstick Man
8. Chiquitos
9. Frankie & Benny's
10. Ibis Hotel
11. Tesco Express
12. Holiday Inn
13. Pure Gym
14. Helly Hansen Watersports
15. Dockyard
16. Pizza Express
17. M&S food - White City
18. Hotel Football
19. Booths

VOYAGER



2 FURNESS QUAY  
SALFORD QUAYS  
MANCHESTER  
M50 3XZ



## Live life in the fast lane on the Quays

Destination	Walk	Drive	Metrolink
Metrolink	1 min	-	-
Tesco Express	2 mins	-	-
The Lowry	11 mins	-	-
M602 Motorway	-	4 mins	-
Media City	13 mins	7 mins	7 mins
Manchester City Centre	-	12 mins	15 mins
Trafford Centre	-	15 mins	-
Manchester Airport	-	20 mins	-

The Quays has been transformed into Greater Manchester's 7 mile waterfront, home to a multitude of restaurants, shops, hotels and other amenities. Internationally distinguished venues include the Lowry and Imperial War Museum North, whilst shopping at the Lowry Outlet, entertainment within MediaCity and a range of sporting attractions provide a vibrant live-work environment.

Voyager is conveniently placed to take full advantage of amenities within the Quays. Ranked as the second most lively city in the UK for retail and leisure facilities, Manchester City Centre is within a short journey time.



**Motorway Access**  
Immediate access to the motorway network.



**Bus Network**  
Salford Quays is well served by bus routes.



**Metrolink Access**  
Situated just 160 metres from Salford Quays Metrolink station.



**Cycle**  
Salford Quays benefits from dedicated cycle & pedestrian routes.



**Airport**  
Manchester Airport is within easy reach.

## Life on the Quays

- CGI shows proposed Wavelength scheme, adjacent to Voyager, by developer DeTrafford [www.detrafford/project/wavelength](http://www.detrafford/project/wavelength)
- Over 400 apartments
- Stunning new waterfront views

Exciting new residential developments, with over 2,200 units currently under construction, will add and complement the existing residential offering.

The Quays is being regarded as one of the most attractive residential hot spots in the UK favoured by young professionals as a destination to live and work.



# A prime business destination with **dynamic** connections

### MediaCity UK Salford Quays

Manchester's contemporary waterfront destination is also home to some of the most spectacular attractions and iconic buildings in the UK. Salford Quays: the home of Media City, the Quays is one of the best cultural, sporting and leisure destinations in the north and is represented by the BBC, Media City UK, Salford University, the Lowry, Imperial War Museum North, Salford City Council, Manchester United and Trafford Borough Council.

The Quays generate a dynamic environment where the public, culture, media, business and aquatic all interact on a local and global platform.

Supported by excellent transport connections to major cities across the UK and Europe, Salford Quays is an ideal base for business which is a fact recognised by a pipeline of new development and an increasing number of inward investors: as a business location Voyager is perfectly positioned. With existing and exciting new residential developments the opportunity to both live and work on the Quays with its many attractions is a natural advantage and confirms the Quays as a truly all round world class destination.







View from Voyager



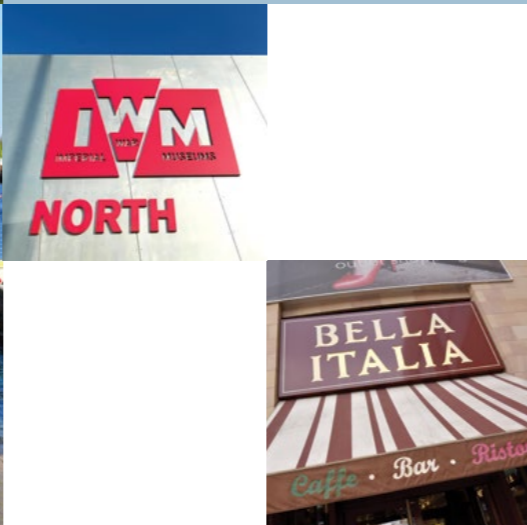
# Vibrant live-work scene



SALFORD QUAYS  
MANCHESTER  
[voyagerbuilding.co.uk](http://voyagerbuilding.co.uk)



# Voyager Salford Quays



VOYAGER



A development by



### Further information

For viewings and further information, please contact

**Mark Bamber**

[mark.bamber@knightfrank.com](mailto:mark.bamber@knightfrank.com)

**Ed Keany**

[ed@edwardsandco.com](mailto:ed@edwardsandco.com)



Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Designed and produced by Richard Barber & Co. 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk). September 2019.