

The Victoria.

Grade A space
in a stunning
waterfront place.



→ IMPRESSIVE INTERIOR

The Victoria is an established and prominent landmark office building occupying a waterside setting at MediaCityUK.

The building has been finished to a Grade A specification and provides stunning panoramic views over MediaCityUK and surrounding areas.

Further information

If you would like to find out more about the opportunities in The Victoria 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 or contact our agents.

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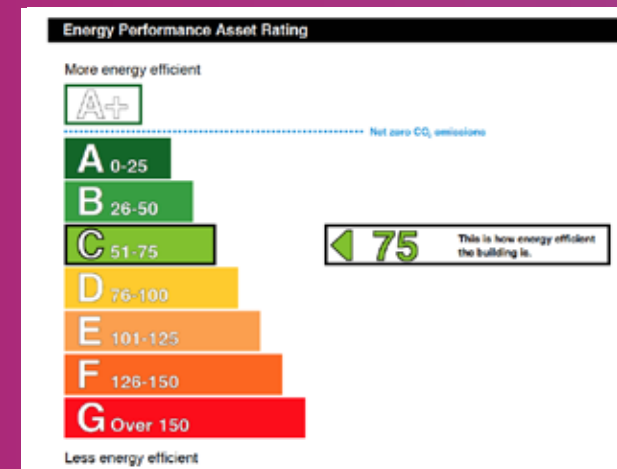
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The Victoria
The Quays, MediaCityUK M50 2SP



MediaCityUK
Manchester

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mediacityuk.co.uk

TheVictoria



Brilliantly Striking

TheVictoria | The Quays

Where **brilliance** happens



MediaCityUK
Manchester

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, 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 North 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.

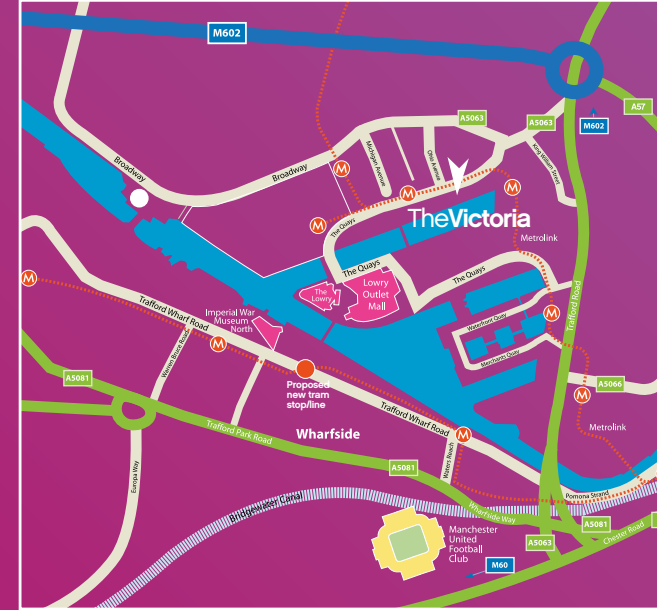


→ LEISURE

→ OPEN SPACE



→ DINING



Getting here

M50 2SP

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.



The Victoria.

Location

The Victoria is located on the banks of the Manchester Ship Canal at MediaCityUK - one of the premier business locations in the North West.

Specification

- Landmark nine-storey office building totalling 115,060 sq ft (10,688 sq m)
- Terrace pedestrian piazza
- Coffee shop in reception area
- Stunning marble double-height entrance hall
- Four high-speed passenger lifts
- Full access raised floors with integral floor boxes
- Air-conditioning
- Suspended ceilings with LG7 compliant lighting
- Male and female WCs
- Disabled WCs and shower rooms situated on alternate floors of the building
- 24-hour security service
- Excellent fibre optic connectivity

Parking

Connected by an enclosed linked bridge with secure barrier, controlled car parking is available in the adjacent multi storey car park at a ratio of 1:250 sq ft. Additional parking may be available on a licence basis.



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 upon application.

Lease terms

The available accommodation is being offered on a new full repairing and insuring lease for a term of years to be agreed.

VAT

All outgoings are subject to VAT.