

**THE BUILDINGS**

- SUPERB CONNECTIONS
- THE PERFECT APPROACH
- A SMART LOCATION
- LOCAL AMENITIES
- 1 CITY APPROACH
  - PLANS
  - GALLERY
- 2 CITY APPROACH
  - PLANS
  - GALLERY
- AVAILABILITY
- CONNECTIVITY
- CONTACT

**CITYAPPROACH**  
ALBERT ST, ECCLES,  
MANCHESTER M30 0BG



“ The location and workspace has helped move the business forward by providing us with a professional and easily accessible studio – both of which are important aspects when pitching to international companies such as Nintendo. ”

Andrew Bennison  
Managing Director of Prospect Games

1 CITY APPROACH

2 CITY APPROACH

**TWO LANDMARK BUILDINGS**  
PERFECTLY SITUATED  
FOR BUSINESS

**EXCELLENT VALUE**

City Approach is the perfect location for your business. Comprising of building 1 and building 2, both impressive office buildings put you at the heart of the Northern Powerhouse in a highly prominent location with almost unequalled transport connectivity.

These fully refurbished office buildings provide a superb blend of flexibility & value surrounded by amenities. Our on-site team are on hand to accommodate your businesses requirements, providing modern office space how you want it, when you want it.

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CITYAPPROACH  
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DIRECT ACCESS  
TO THE  
**M602**  
& CLOSE TO THE  
**M60**

  
**20 MIN**  
DRIVE TO  
**MANCHESTER  
INTERNATIONAL  
AIRPORT**

  
**ABUNDANT  
LEISURE  
& RETAIL**  
ON YOUR DOORSTEP

  
FREQUENT  
TRAIN  
SERVICES TO  
**MCR  
& LIV**

  
REGULAR  
TRAM SERVICES  
EVERY 12 MINUTES TO  
**CITY CENTRE  
SALFORD QUAYS  
MEDIA CITY  
EXCHANGE QUAY**

  
REGULAR BUS  
SERVICES  
COVERING  
**GREATER  
MANCHESTER  
& FURTHER**



**SUPERB  
CONNECTIONS**

## A PRIME POSITION

City Approach occupies a prime position adjacent to the M602, on the approach to Manchester City Centre, which can be reached in a matter of minutes. Located in the centre of Eccles, with MediaCityUK & Trafford Park and its extensive amenities, including the Trafford Centre, only 2 miles away.

Getting to work has never been easier. Whether its the daily commute or servicing clients within the North-West region and beyond City Approach offers the full range of connectivity. Eccles Metrolink station interchange is only 400m away, offering an alternative fast route into the city centre.

Eccles railway station is just 200m away. Services from Eccles run between Manchester Victoria (duration 7 minutes) and Liverpool Lime Street (54 minutes) via St Helens, making City Approach a superb location for your workforce.

The M602 connects directly to the city centre and to the west to the M60, M62 and on to the M61, M6 and beyond. The local travel to work catchment area confirms City Approach as an ideal base for any business.

Manchester Airport can be reached in less than 20 minutes providing direct flights to over 200 worldwide destinations.

“ **We’ve found the opportunities for growth, transport links in Eccles along with access to a quality talent pool for recruitment extremely beneficial to the business.** ”

**Andrew Bennison**  
Managing Director of Prospect Games

**THE PERFECT  
APPROACH**

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“ Eccles has great transportation links and provides all the amenities you could need and more. The cafes and retail outlets on our doorstep are perfect for employees to grab some lunch and there are a range of quality restaurants and bars in nearby Moton that are suitable for business lunches and evening gatherings alike. ”

Tony Lackey  
Managing Director of SRO Solutions Ltd



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**TIMES & DISTANCES**

<b>Train Stations</b>
Eccles <b>2 mins</b>
Manchester Victoria <b>16 mins / 19 mins</b>
Manchester Piccadilly <b>35 mins / 18 mins</b>
Liverpool Lime Street <b>1 hr / 48 mins</b>
<b>Metrolink Stations</b>
Eccles <b>4 mins</b>
MediaCityUK <b>15 mins</b>
St Peter's Square <b>30 mins</b>
<b>Bus</b>
Albert Street Bus Stop <b>1 min</b> Services 484, 70, 33
Eccles Interchange <b>4 mins</b>

<b>Motorway</b>
M602 Junction 2 <b>2 mins / 0.8 mile</b>
M60 Junction 10 <b>10 mins / 2 miles</b>
M60 Junction 11 <b>8 mins / 1.7 miles</b>
<b>Airports</b>
Manchester International <b>20 mins / 14 miles</b>
Liverpool John Lennon <b>37 mins / 29 miles</b>
<b>Towns &amp; Cities</b>
Manchester City Centre <b>17 mins / 5 miles</b>
Liverpool <b>50 mins / 30 miles</b>
Bolton <b>21 mins / 12 miles</b>
Oldham <b>34 mins / 19 miles</b>
Warrington <b>31 mins / 16 miles</b>
Chester <b>52 mins / 43 miles</b>

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**PERFECTLY PLACED FOR CITY CONNECTIONS**

WHILST AVOIDING THE CITY CENTRE TRAFFIC JAMS ON THE DAILY COMMUTE

**A LOVE FOR LOCAL**



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**ABUNDANT LOCAL AMENITIES ON YOUR DOORSTEP**

ENJOY A MIX OF CAFES, RESTAURANTS, SHOPS AND TRANSPORT LINKS ALL WITHIN WALKING DISTANCE

Eccles town centre is only a short walk away, and is home to a whole host of retailers and popular places to eat and drink. Eccles shopping centre houses includes household names such as Boots & Wilkos and is also only moments away on foot. West One Retail park, within a short drive, hosts W H Smith, Pure Gym & Subway amongst others.



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**CITY**  
**APPROACH**  
MANCHESTER

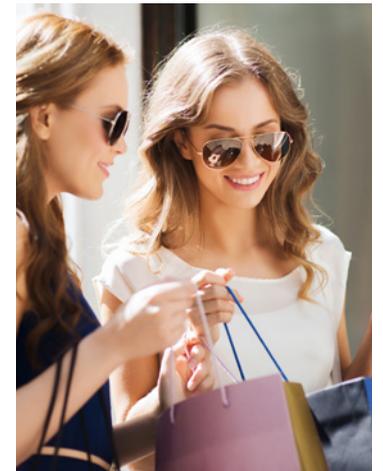
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**FOR LOCAL**



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## 1 CITY APPROACH

An impressive eleven storey office building offering high quality refurbished office suites, 1 City Approach provides up to 4,860 sq ft of high quality office space on each floor with 10 floors of space available in total. The property is managed by an onsite building manager and monitored 24 hours a day via CCTV.

Onsite barrier-controlled car parking is available at a ratio of 1 space per 443 sq ft. In addition to the onsite parking facilities, there is a plentiful supply of local free and pay and display parking immediately adjacent to the building on John William Street and Vicarage Grove. The property also provides a safe and secure bike hub which can be located on the ground level of the multi-storey car park.

The office accommodation is refurbished to a high standard, incorporating the following specifications:

- Suspended ceilings with low glare light fittings
- Perimeter heating / comfort cooling
- 3 compartment perimeter and central core trunking
- Double glazing
- Monitored CCTV covering car park and communal areas
- Superfast broadband connection
- Male, female and disabled WCs
- 24-hour / 7-day security card access
- On-site shower facilities

Two passenger lifts provide access to all upper floors from the ground floor reception area.

City Approach benefits from a new coffee lounge providing refreshment facilities by independent coffee vending company Broderick's, which can be located on the corner of 1 City Approach.



**EXCELLENT VALUE**

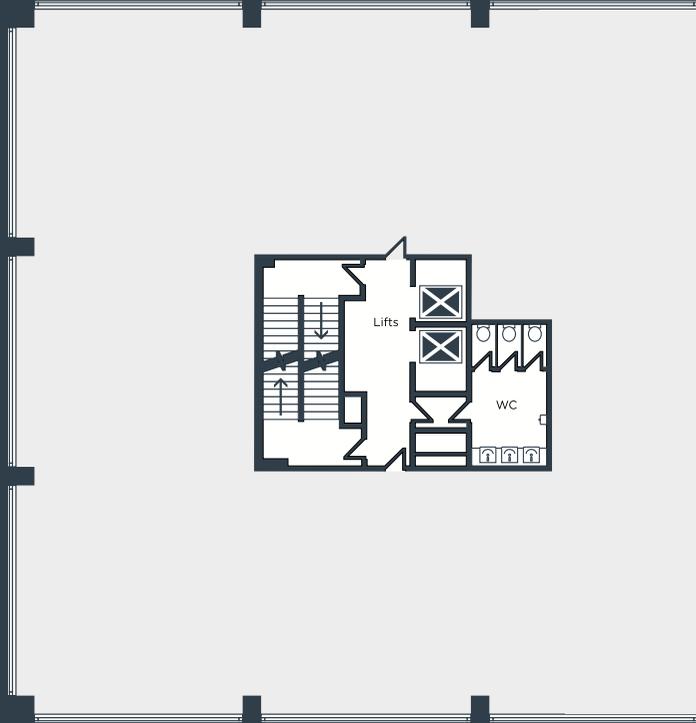
AN IMPRESSIVE REFURBISHED WORKSPACE

**CITY APPROACH**  
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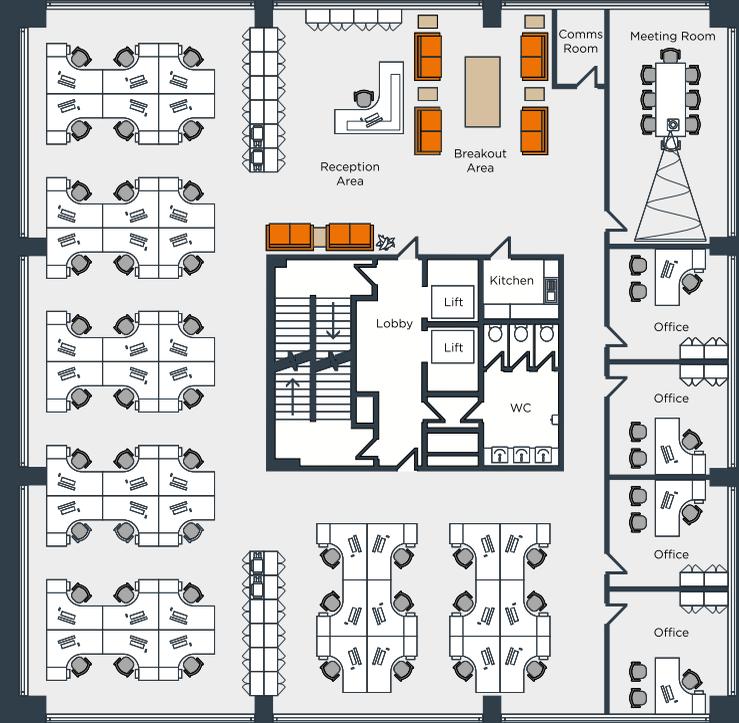


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TYPICAL UPPER FLOOR



SPACE PLAN



**FLOOR PLANS**

**CITY**APPROACH  
ALBERT ST, ECCLES,  
MANCHESTER M30 0BG

1 City Approach can provide whole floors of 4,860 sq ft, which can be combined to provide larger accommodation or can be subdivided to suit an individual occupier's requirements from circa 430 sq ft. Bespoke space planning can be provided for larger requirements.

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## 2 CITY APPROACH

**2 City Approach is an impressive eight storey office building in the heart of Eccles, offering quality refurbished office suites of up to 4,709 sq ft on each floor. A high-quality reception area welcomes staff and visitors alike, with a dedicated building manager on duty during office hours.**

Within the building there are a number of managed offices available on flexible licences, in addition to a 12 person meeting room available for hire, ideal facilities for small and growing businesses.

The office suites offer a high specification and incorporate the following features:

- Suspended ceilings with low glare light fittings
- Perimeter heating / comfort cooling
- 3 compartment perimeter and central core trunking
- Double glazing
- CCTV covering car park and communal areas
- Superfast broadband connection providing up to 100Mb
- Male, female and disabled WCs
- 24-Hour / 7-day security card access
- Secure barrier controlled car parking and CCTV security cameras
- Shower facilities in 1 City Approach

Onsite barrier-controlled car parking is available at a ratio of 1 space per 443 sq ft. In addition to the onsite parking facilities, there is a plentiful supply of local free and pay and display parking immediately adjacent to the building on John William Street and Vicarage Grove. The property also provides a safe and secure bike hub which can be located on the ground level of the multi-storey car park.

Two passenger lifts provide access to all upper floors from the ground floor reception area.

City Approach benefits from a new coffee lounge providing refreshment facilities by independent coffee vending company Broderick's, which can be located on the corner of 1 City Approach.



**EXCELLENT VALUE** (£)

**IDEAL FOR GROWING BUSINESSES**

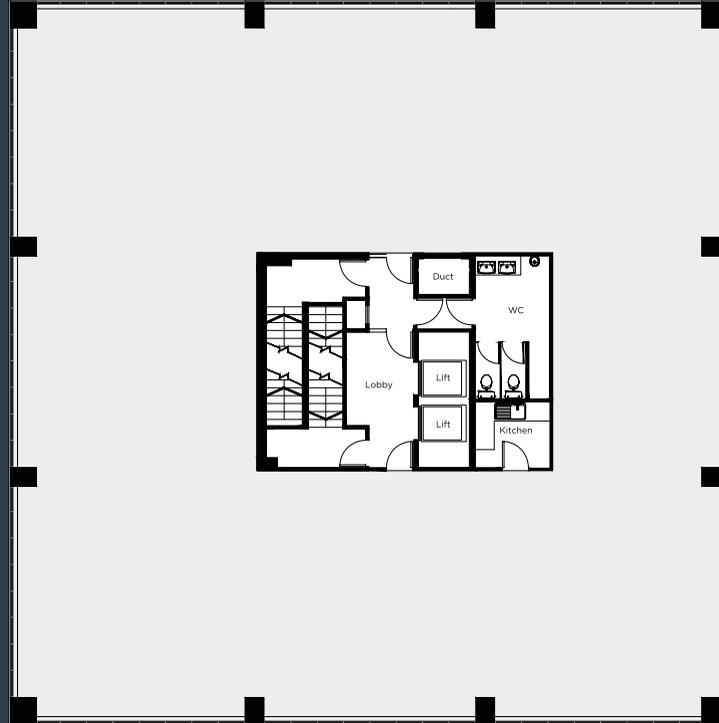
WITH SMALL SUITES FROM 200 SQ FT UPWARDS



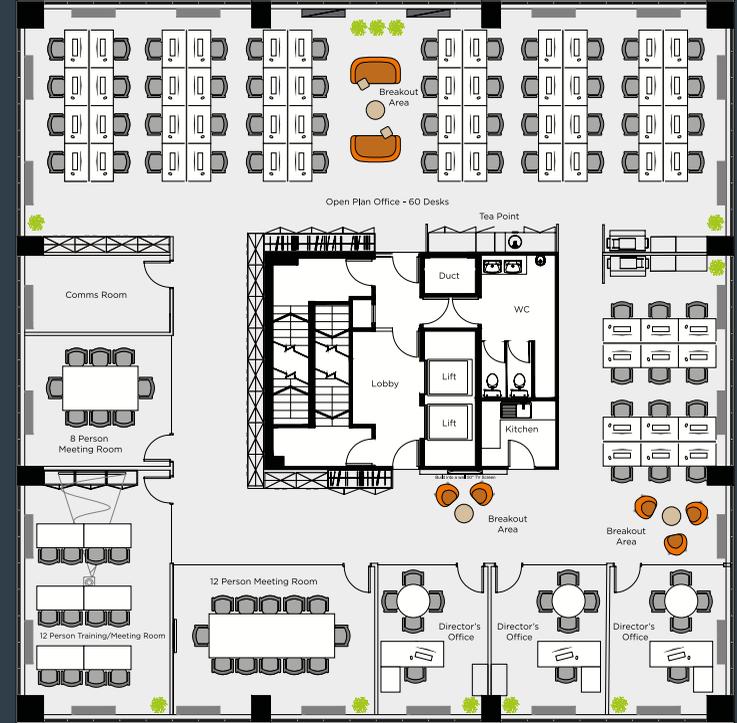
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TYPICAL UPPER FLOOR



SPACE PLAN



**FLOOR PLANS**

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2 City Approach can provide whole floors of 4,709 sq ft, which can be combined to provide larger accommodation or can be subdivided to suit an individual occupier's requirements from circa 430 sq ft. Bespoke space planning can be provided for larger requirements.

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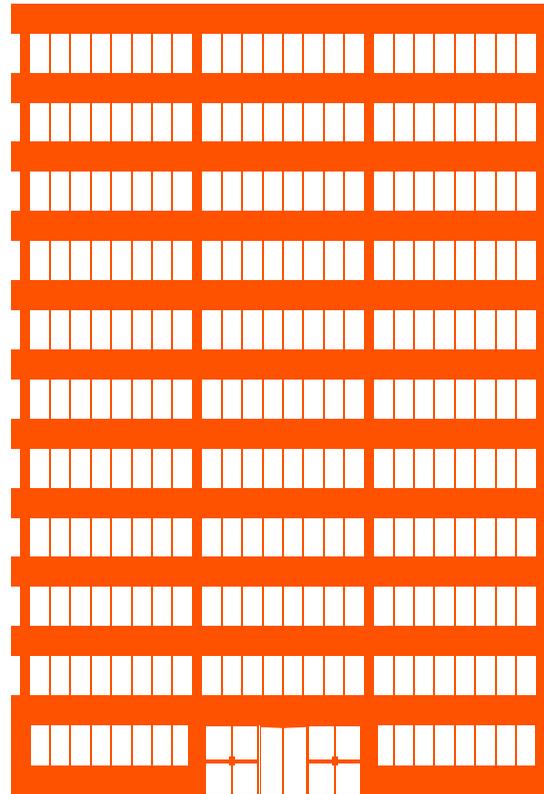
**FLEXIBLE SUITES /  
INDIVIDUAL  
FLOORS**

1 City Approach provides 52,700 sq ft of high quality office space over 10 floors, each comprising approximately 4,860 sq ft providing the ideal solution for businesses.

Onsite barrier-controlled car parking is available at a ratio of 1 space per 443 sq ft together with a plentiful supply of local free and pay and display parking immediately adjacent to the building.

“ **The offices at City Approach are very presentable and affordable with flexible contracts. There is also the opportunity to grow into larger space which is an important factor when growing a small business.** ”

**John Critchley**  
*Development Director of The 4th Utility*



**AVAILABILITY**

For current availability please refer to the enclosed schedule or contact Orbit Developments on 01625 588200 or [www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)

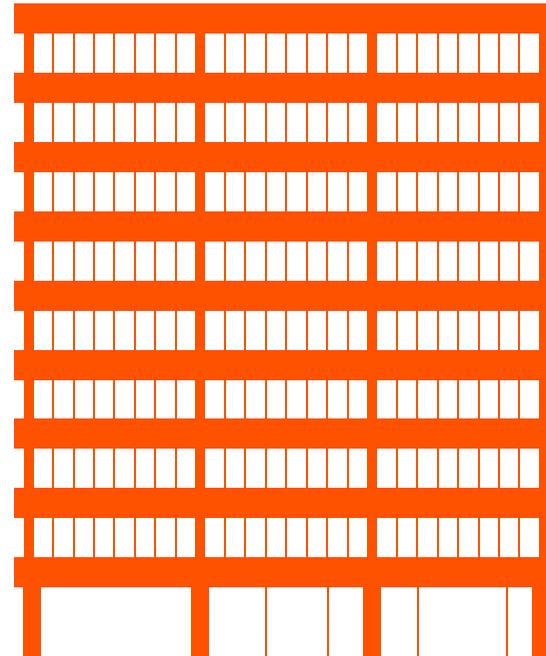
**CAR PARKS**

Barrier controlled “Secure by Design” car parking is located to the rear of the building, providing an ample mixture of ground level and multi-storey spaces.

Visitors to City Approach can also take advantage of nearby local authority car park on John William Street and street parking bays provide free parking for 30 minutes located on Vicarage Grove.

**EPC**

Energy Performance Certificates for both 1 and 2 City Approach can be provided on request.



**FLEXIBLE SUITES**

2 City Approach can offer suites from 200 sq ft in an impressive eight storey office building with quality refurbished office suites of up to 4,709 sq ft on each floor.

Within the building there are a number of managed offices available on flexible licences, in addition to a 12 person meeting room available for hire, ideal facilities for small and growing businesses.

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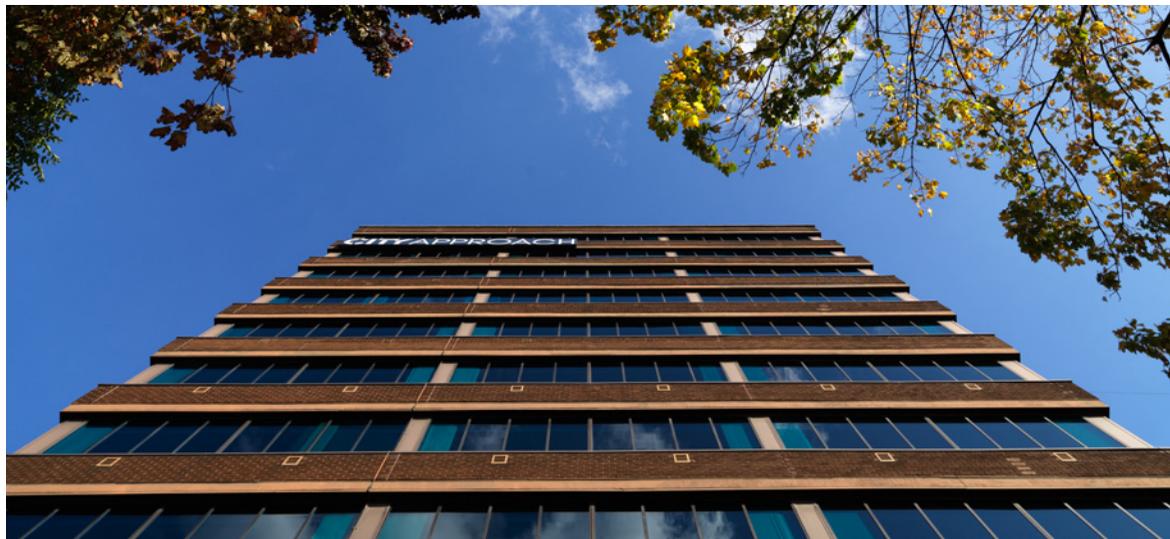
**SUPER FAST  
CONNECTION**



**GREAT  
BROADBAND  
CONNECTION**



**HIGH SPEED  
FIBRE  
OPTICS**



**CONNECTIVITY**

City Approach provides the latest high speed connectivity as required for the modern-day business, including;

- Super-Fast Internet & Phones
- 30Mb, 50Mb & 100Mb services
- Excellent value
- Get connected within 24 hours.

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**VIEWING &  
FURTHER  
INFORMATION**

For viewing arrangements, rents and further details please contact Orbit Developments or one of our joint agents.

[www.cityapproach.com](http://www.cityapproach.com)

**Orbit**  
Developments  
A MEMBER OF THE EMBERSON GROUP

**01625 588200**  
[www.orbit-developments.co.uk](http://www.orbit-developments.co.uk)



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