



THE VIC

WORKSPACE TO BREATHE





EXTERIOR
RAISED COURTYARD

WORKSPACE

TO BREATHE

Launching in early 2019, The Vic is a complete redevelopment of a character building occupying a waterside setting at MediaCityUK.

It is the anchor of Harbour Lane - an area with health, wellbeing and mindfulness at its core.



Communal spaces have been re-imagined inside and out to reflect the needs of modern business with Wi-Fi enabled areas dedicated to promote flexible co-working, innovation and creativity as well as natural green spaces to retreat to for quiet reflection and calm.



INTERIOR
RECEPTION AREA



THE BUILDING

- > Landmark nine-storey office building totalling 115,060 sq ft (10,688 sq m)
- > Landscaped outdoor terrace
- > Bean cafe and informal meeting space in reception area
- > Free Wifi in communal areas
- > Stunning marble double-height entrance hall
- > Four high-speed passenger lifts
- > Male and female WCs
- > Disabled WCs and shower rooms situated on floors 1-8 of the building
- > 24-hour security service and 24 hour access
- > Excellent fibre optic connectivity
- > A secure cycle hub including showers and changing facilities
- > Harbour City Metrolink stop directly outside
- > Breakfast bar style touch down areas on the outside terrace
- > Gallery space in reception featuring local designers
- > Dedicated Yoga / fitness space.

EXTERIOR
RAISED COURTYARD



THE VIC





INTERIOR
RECEPTION AREA



THE NEIGHBOURS



RETAIL

- 1 Newsagent
- 2 Outlet Shopping
- 3 Booths
- 4 WH Smith

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 Ziferblat
- 16 Starbucks
- 17 Marco's
- 18 Pret a Manger

LEISURE

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

HOTEL

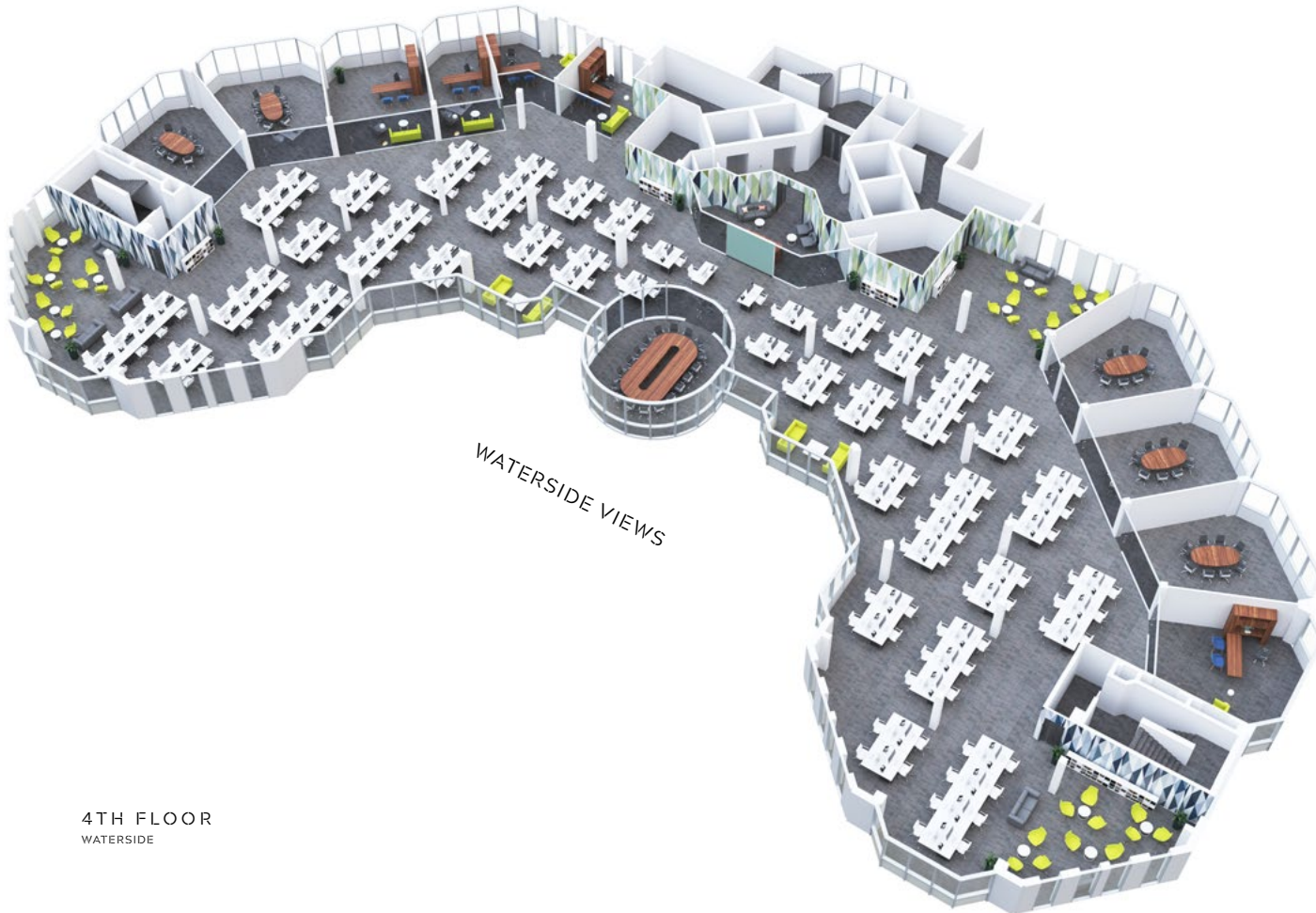
- 27 Holiday Inn
- 28 Premier Inn

TRANSPORT

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

COMMERCIAL SPACE

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

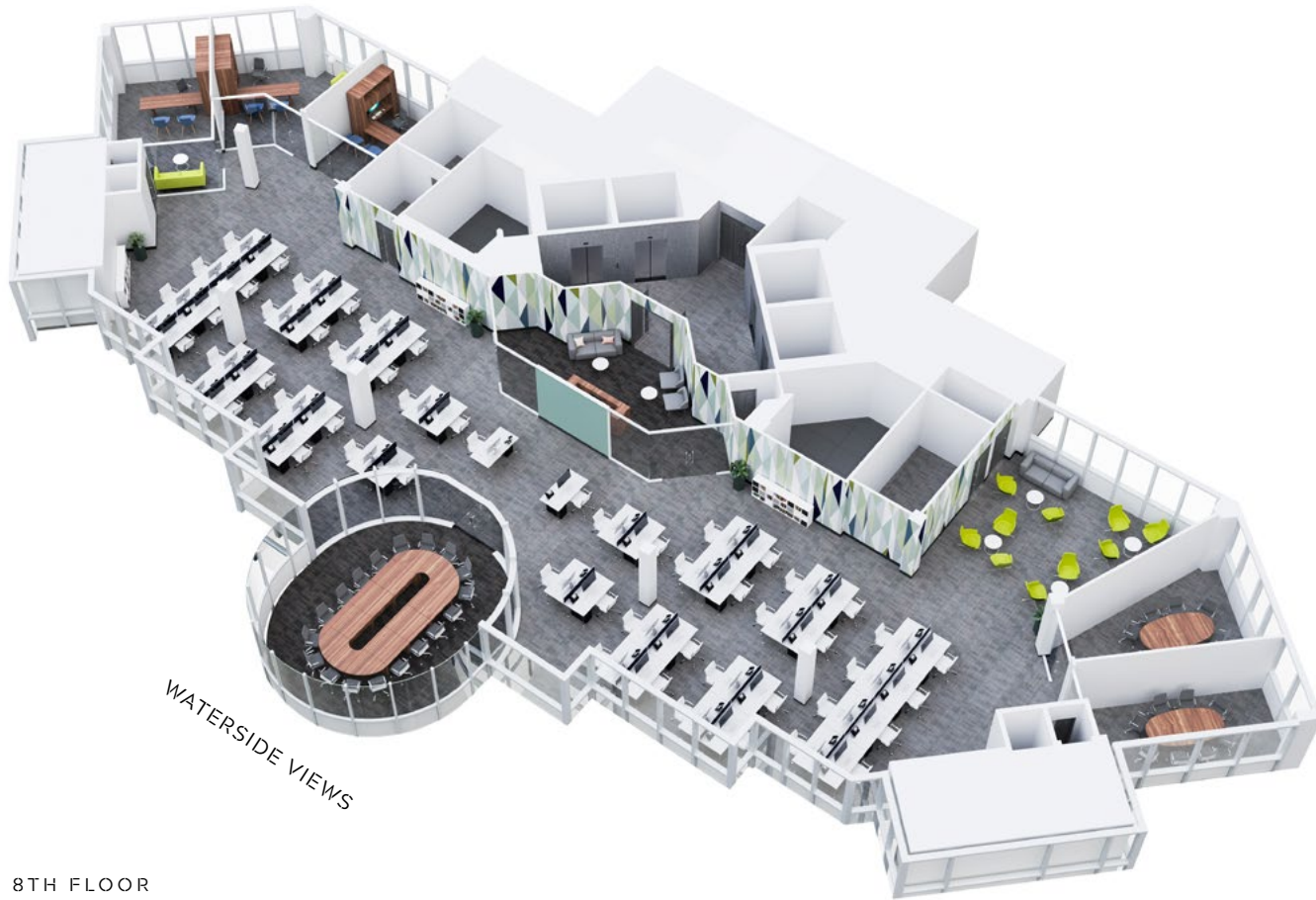


WATERSIDE VIEWS

4TH FLOOR
WATERSIDE

WORKSPACES

8th Floor	6,015 sq ft	559 sq m
5th Floor	14,970 sq ft	1,391 sq m
4th Floor	16,220 sq ft	1,507 sq m
3rd Floor	16,220 sq ft	1,507 sq m
2nd Floor	16,220 sq ft	1,507 sq m
1st Floor		
Suite A	6,530 sq ft	606 sq m
Suite B	6,530 sq ft	606 sq m
TOTAL	82,705 sq ft	7,684 sq m



WATERSIDE VIEWS

8TH FLOOR
WATERSIDE

SPECIFICATION

- > Full access raised floors with integral floor boxes
- > Air-conditioning
- > Suspended ceilings with LED lighting
- > Male, female & disabled WCs and shower rooms on all floors
- > Delivery bay and storage in basement



THE VIC

PARKING

Connected by an enclosed link 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.

ELECTRIC VEHICLE CHARGING POINTS

To accommodate the rapidly increasing number of electric vehicles and to create a more environmentally friendly destination, the multi-storey car park has a number of electric car charging points installed.

WIRED SCORE SILVER CERTIFICATION

Businesses depend on reliable internet to thrive and grow and The Vic benefits from Wired Score Silver Certification promoting best-in-class building connectivity.



RATES/SERVICE CHARGE

The occupier will also be responsible for the business rates levied on the demise and car parking spaces. The building is owned and managed by Peel L&P 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.



Energy Performance Asset Rating





THE VIC



EXTERIOR
HARBOUR LANE GATEWAY



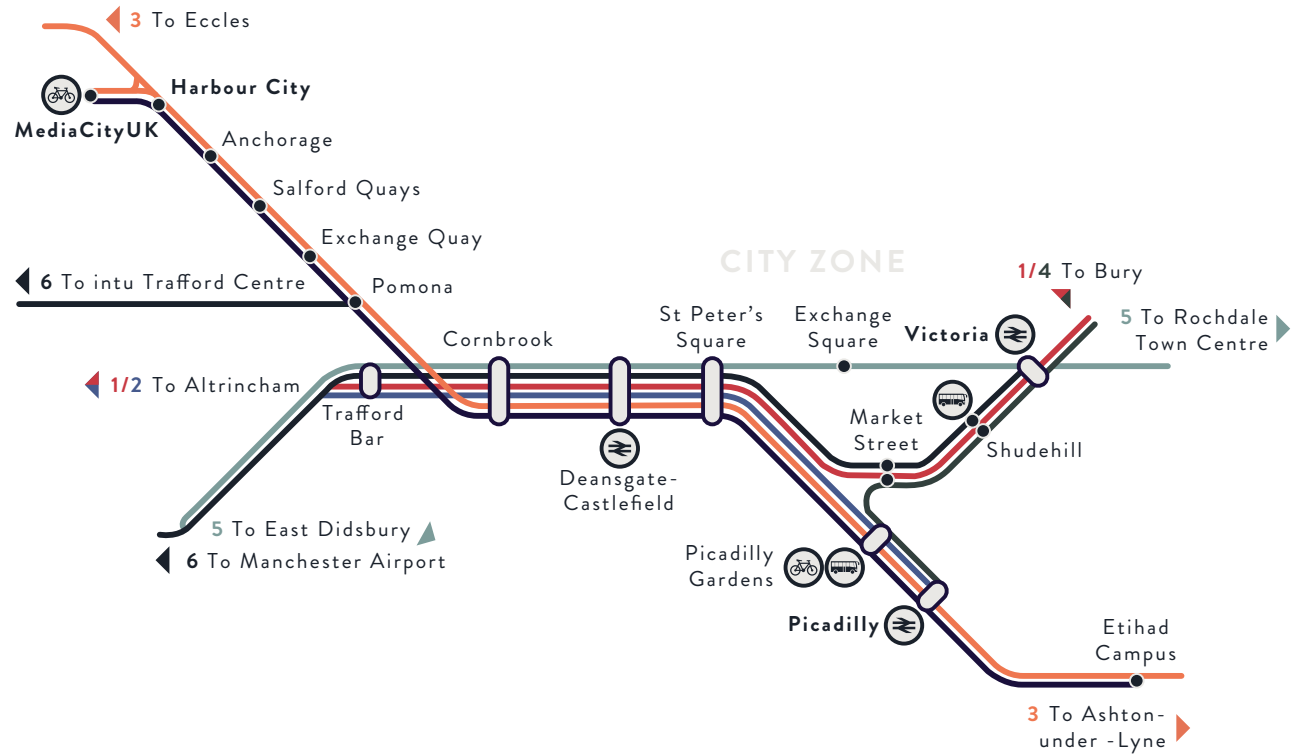
THE VIC

CONNECTIVITY

Basing your business at The Vic means you can enjoy all the benefits of being located at MediaCityUK, 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 MEDIACITYUK

..... 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 MEDIACITYUK

..... 17 mins
 20 mins

LONDON TO MANCHESTER

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

BIRMINGHAM TO MANCHESTER

..... 1hr 28 mins
 1 hr 39 mins

LIVERPOOL TO MANCHESTER

..... 48 mins
 40 mins

LEEDS TO MANCHESTER

..... 48 mins
 1hr 8 mins



SUSTAINABILITY

Peel L&P's vision is to create sustainable environments where people and businesses can flourish. This means delivering benefits to communities and the environment in everything we do.

We seek to operate in a highly sustainable way and part of this is through Peel Land and Property's certified energy management system. ISO 50001, which helps us to monitor and reduce the energy costs of the buildings we manage.

Our target is to reduce energy use by 3% per annum, cumulatively from a 2014 baseline across our property portfolio. We have developed a range of sustainability policies to guide the way we work and these are available on request.

THE THREE PILLARS OF SUSTAINABILITY



ECONOMIC INVESTMENT



ENVIRONMENTAL RESPONSIBILITY

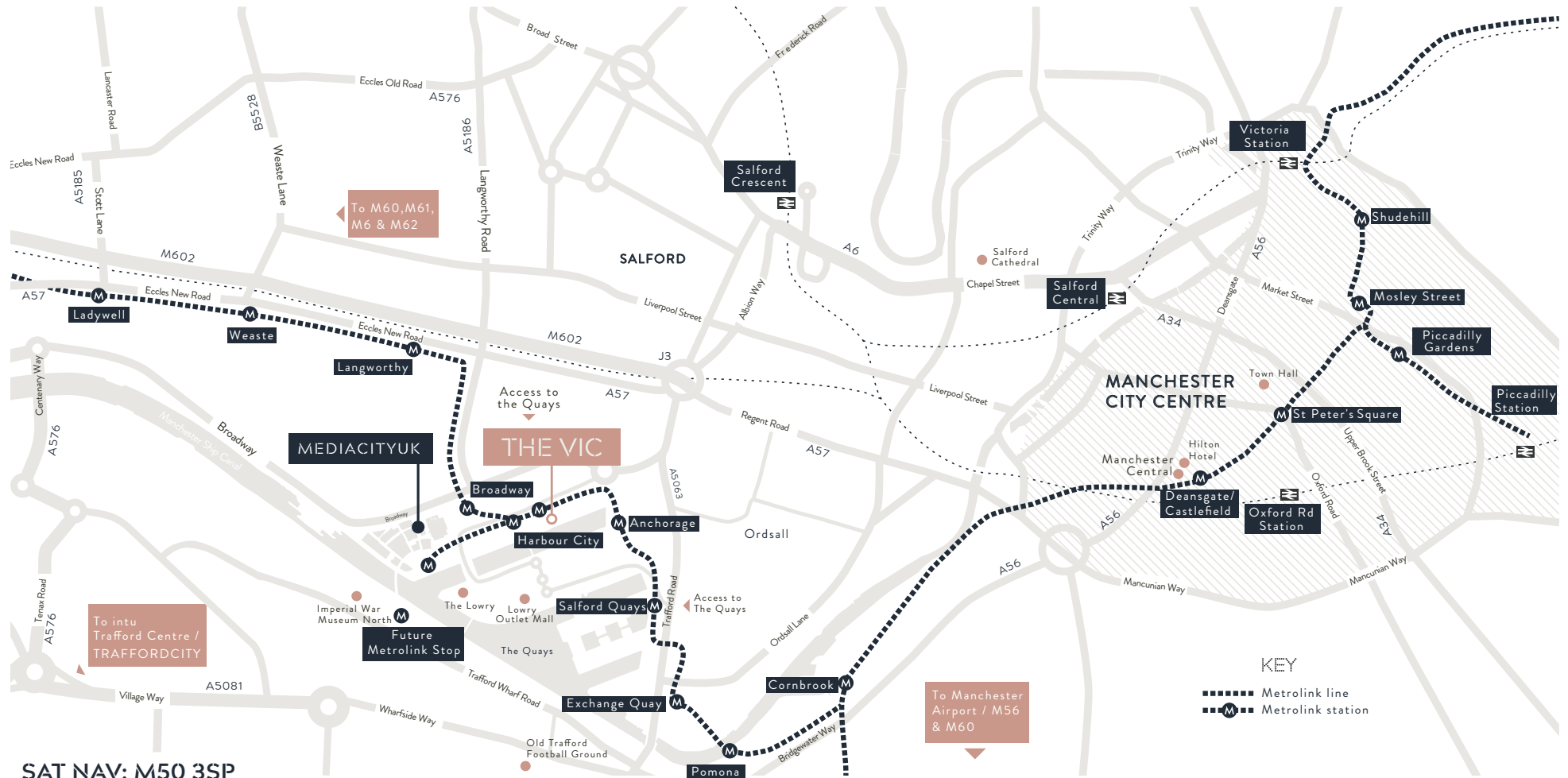


COMMUNITIES



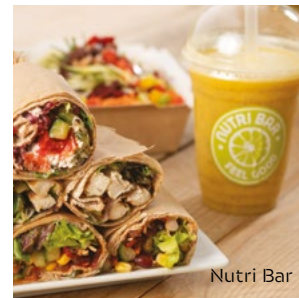


LOCATION

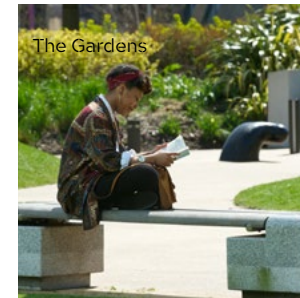
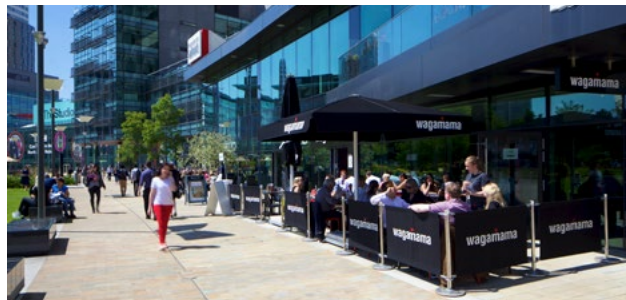


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HEALTH &
WELLBEING



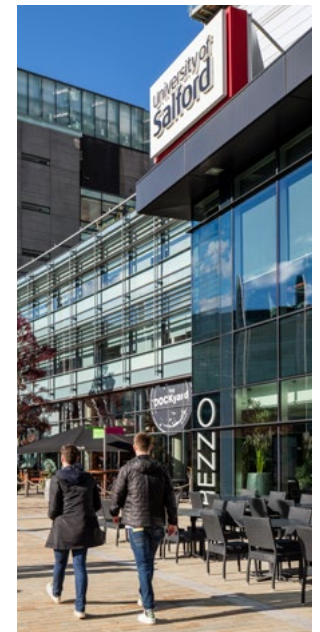
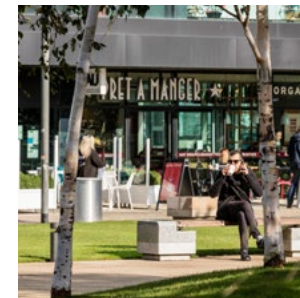
COMMUNITY
MEDIACITYUK



The Botanist



The Open Centre





THE VIC

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