



V

THE VIC

WORKSPACE TO BREATHE



| MediaCityUK



EXTERIOR
RAISED COURTYARD

WORKSPACE

TO BREATHE

The Vic is a major remodelling 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.



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 L&P 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



The Vic is one of 17 Peel L&P buildings to have achieved net zero carbon status



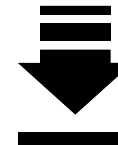
Peel L&P has met its energy reduction targets 4 years in a row



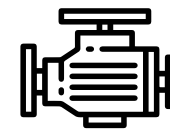
Reduction in annual gas use for heating by **16%** due to installation of a new 1,000 kW modular condensing boiler



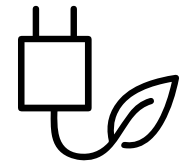
The Vic is under the wing of Peel L&P's well established ISO 50001 energy management system



1,000,000 kWh per year - reduction in gas and electricity use since 2018



The Vic's new, super-efficient micro Combined Heat and Power system is about the size of a car engine



£1,105,000 dedicated to installing state-of the art energy saving equipment



Since 2018, energy saving projects at The Vic have reduced carbon dioxide emissions by nearly **600 tonnes a year**



EXTERIOR
RAISED COURTYARD

THE BUILDING



The Vic is one of 17 Peel L&P buildings to have achieved net zero carbon status

- > Major remodelling completed in 2019
- > 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 Wi-Fi in communal areas
- > Stunning 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
- > Gallery space in reception featuring local designers



EXTERIOR
RAISED COURTYARD



INTERIOR
RECEPTION AREA



RETAIL

- 1 Newsagent
- 2 Outlet Shopping
- 3 Booths
- 4 WH Smith
- 5 Sainsbury's

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

LEISURE

- 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



THE VIC

09

⋮

WORKSPACES

7th Floor	6,015 sq ft	559 sq m
4th Floor	8,110 sq ft	753 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	59,625 sq ft	5,539 sq m

SPECIFICATION

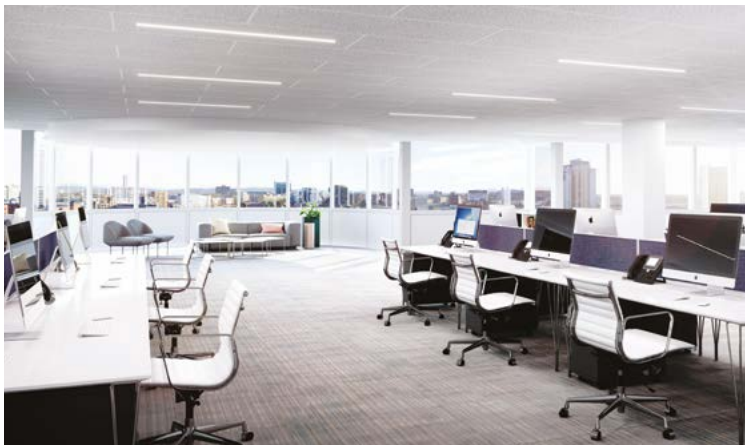
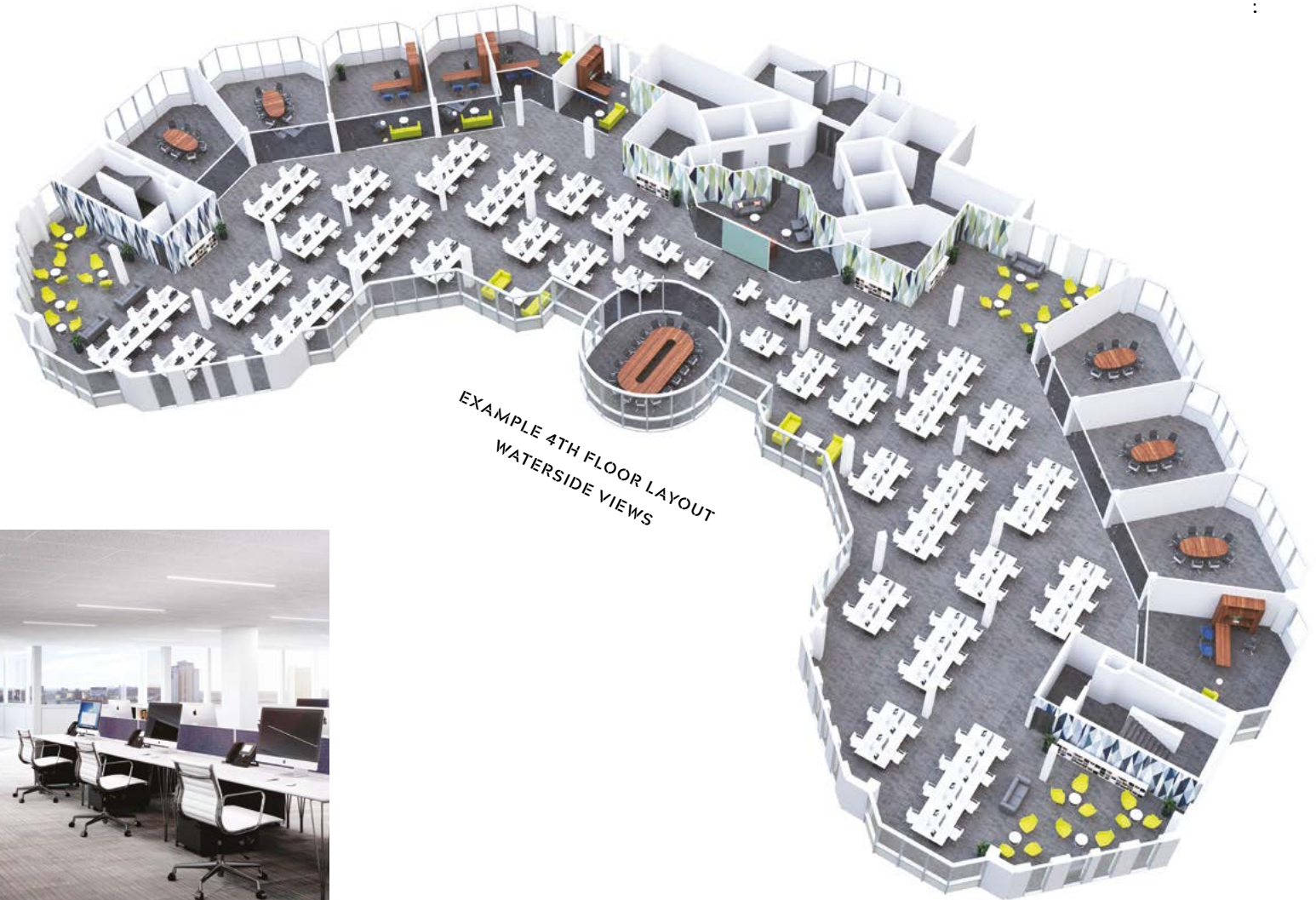
- > Full access raised floors with integral floor boxes
- > Air-conditioning
- > Suspended ceilings with LED lighting
- > Male, female & disabled WCs and shower rooms on all floors
- > Delivery bay and storage in basement



YOURS TO CREATE

Space at The Vic provides a blank canvas to create workspace that is perfect for you and your people. Here are just a couple of example floor layouts of the fourth floor.





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.





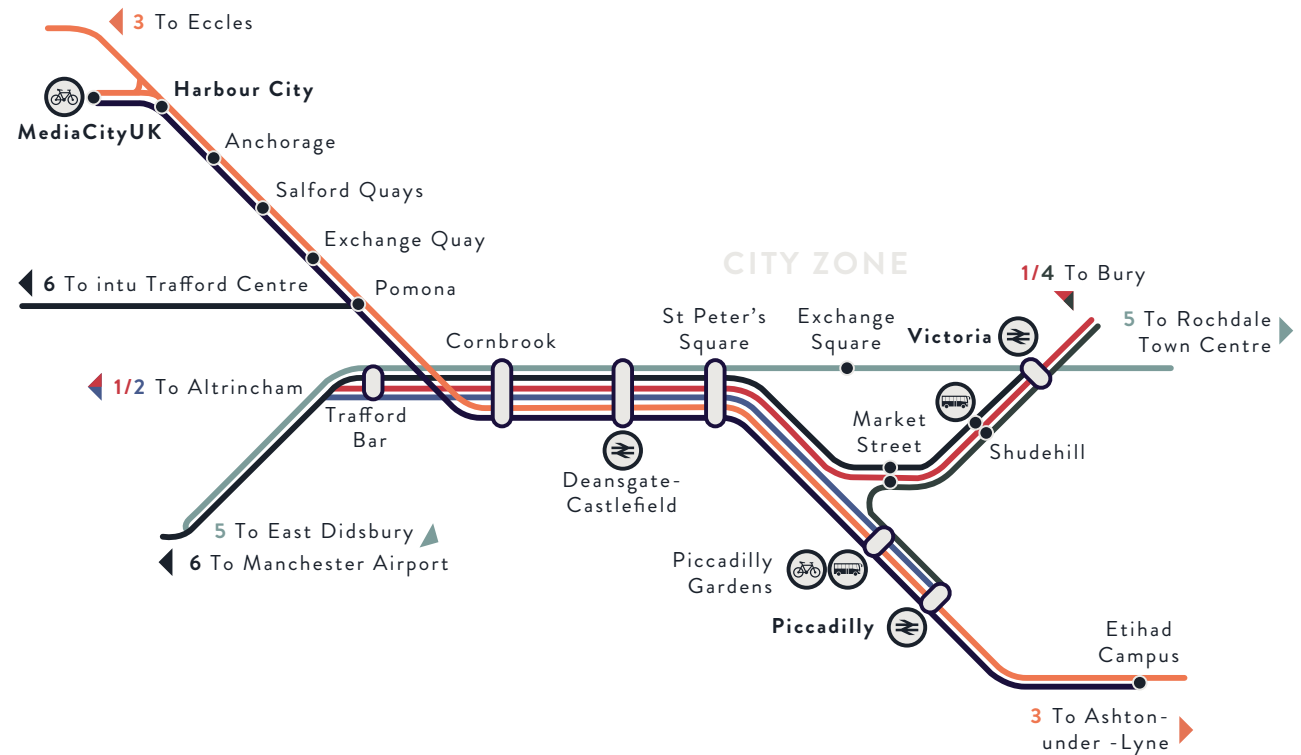
EXTERIOR
HARBOUR LANE GATEWAY

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

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

LIVERPOOL TO MANCHESTER

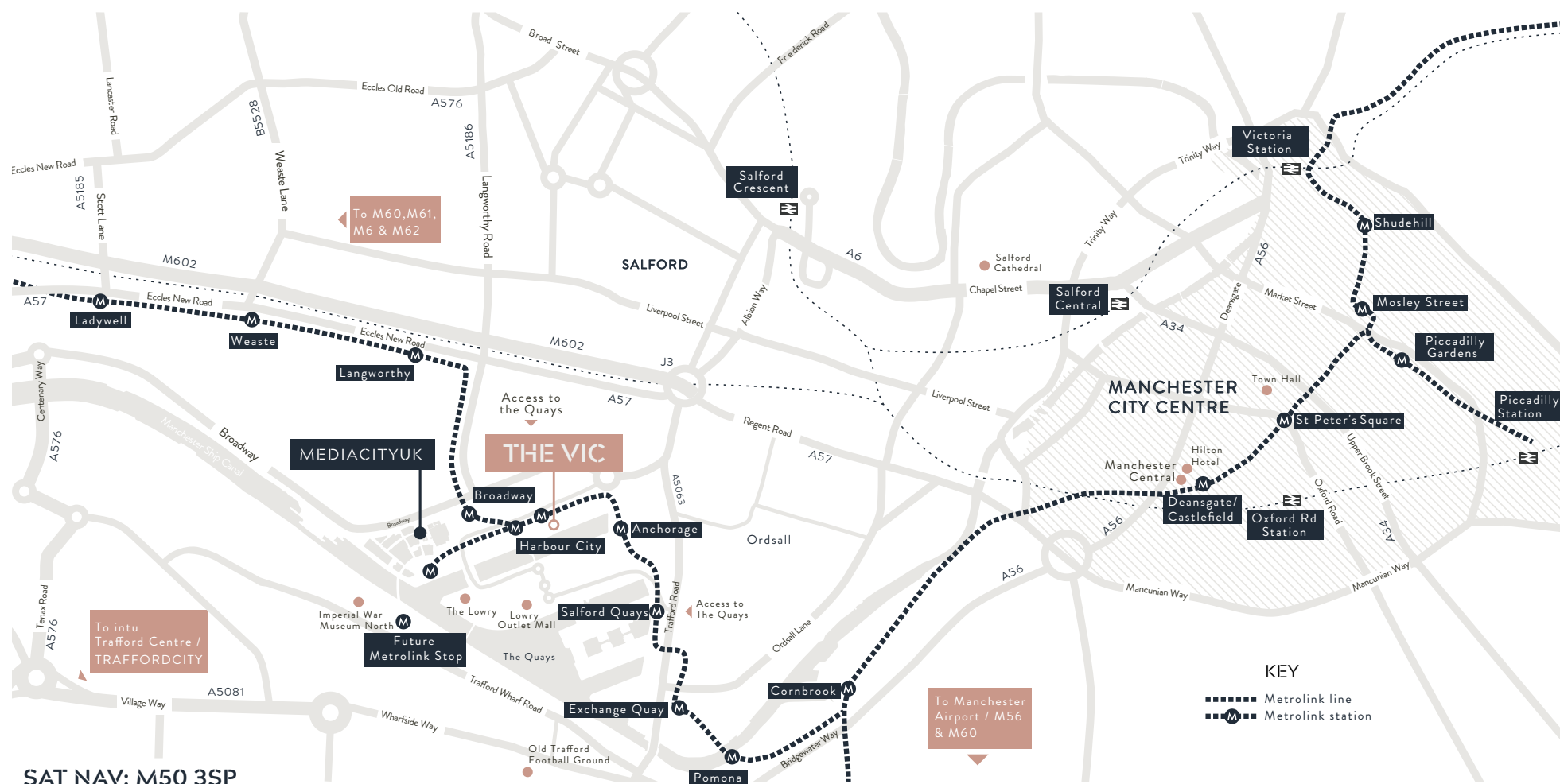
..... 48 mins
 40 mins

LEEDS TO MANCHESTER

..... 48 mins
 1 hr 8 mins



LOCATION



SAT NAV: M50 3SP

⋮

HEALTH & WELLBEING



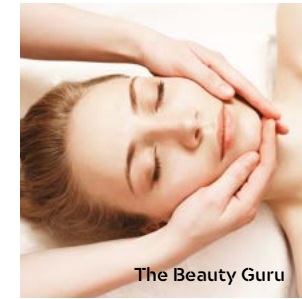
USWIM



Running route
at MediaCityUK



Yoga on the Piazza



The Beauty Guru



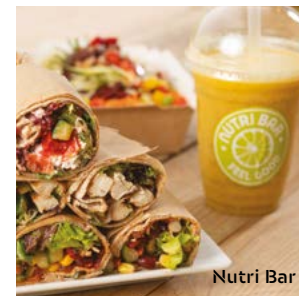
Cyclehub



Dental at
MediaCityUK



The Pitch

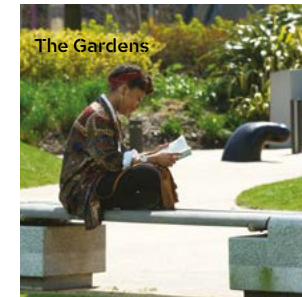


Nutri Bar



Flanagan's Barbers

COMMUNITY MEDIACITYUK



The Gardens



The Botanist



The Open Centre





THE VIC

MEDIACITYUK

PAUL CHAPPELS

e: pchappels@peellandp.co.uk

t: 07901 850 956

**AVISON
YOUNG**

MARK COOKE

e: mark.cooke@avisonyoung.com

t: 0161 956 4104



**CUSHMAN &
WAKEFIELD**

TOBY NIELD

e: toby.nield@cushwake.com

t: 0161 455 3752



MARK CANNING

e: mark@canningoneill.com

t: 0161 244 5500

IMPORTANT NOTICE

Peel L&P gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published October 2020.



MediaCityUK