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EXCHANGE QUAY

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SALFORD QUAYS, MANCHESTER, M5 3EQ

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HOME

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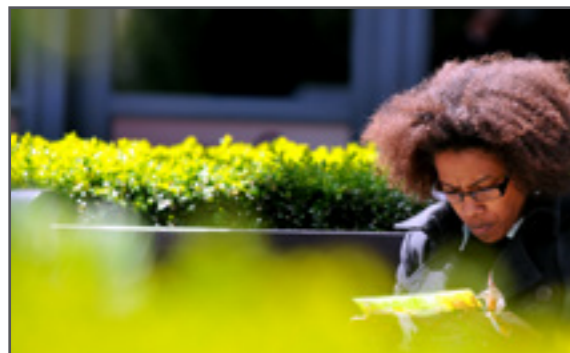
WELCOME

Exchange Quay is one of Greater Manchester's landmark office schemes, a place that progressive businesses call home.

Dominating the entrance to Salford Quays, its seven buildings provide 435,000 sq ft of Grade A office accommodation, offering flexible opportunities for businesses of all sizes.

Combined with excellent road and public transport connections — including its own Metrolink station — and an unrivalled mix of leisure and retail amenities, Exchange Quay is the obvious choice.





EXCHANGE QUAY IS BEING TRANSFORMED



It has always been a highly desirable address, but a phased £10m modernisation programme will see Exchange Quay become an outstanding environment in which to work.



The changes will create a coherent family of buildings in a waterside setting with shared outside spaces as dynamic as the newly refurbished interiors.



People-focused and progressive in nature, the upgrade is designed to improve people's working lifestyle by creating a more impressive and contemporary working environment.

- Modern reception areas
- Re-modelled service cores with upgraded toilets, lifts and lobbies
- Fully refurbished Grade A offices suites with panoramic views
- On-site gymnasium, coffee shop, restaurant and post office
- Enhanced direct path to Metrolink station
- New green pedestrian-friendly landscape
- Planted green walls, pavilions and sheltered gardens
- Contemporary porticos to each building entrance
- Dedicated cycle paths and secure bike storage
- On-site management and FM team

NEW DIRECTION



Comprehensive re-modelling of the current public realm areas will create a spacious raised piazza providing a vibrant shared outside space.



The entrances to each building, as well as their reception and common areas, are being transformed to provide a more contemporary ambience.



THE PERFECT MIX

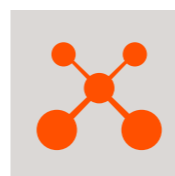
The transformation of Exchange Quay will include an unrivalled mix of retail and leisure amenities to give people and businesses options to live and work in ways that suit them best.



Branded cafe and restaurant



Pure Gym opening October 2014



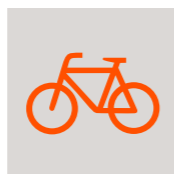
Tenant intranet



24/7 office access



Convenience store with dry cleaning facilities



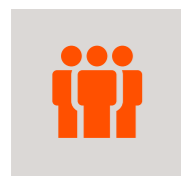
Cycle hub with secure storage



1,850 parking spaces providing an exceptional ratio of 1:250 sq ft



Shower and changing facilities



Dedicated on-site management team



Super-connected site with free public wifi



24 hour on site security



Post Office with cash machine





Exchange Quay's proximity to so many other excellent amenities, venues and attractions presents even more options for work and life.

Bars and Restaurants
A wide choice at: 1. MediaCityUK
2. The Lowry 3. Trafford Road

Culture
1. Imperial War Museum North
2. The Lowry 3. Vue Cinema

Supermarkets
1. Booths 2. Morrisons
3. Tesco

Leisure
1. Salford Watersports Centre
2. Manchester United FC

Hotels
1. Premier Inn 2. Holiday Inn Express
3. Ramada Inn 4. Copthorne

Shopping
1. The Lowry Outlet Mall
2. White City Retail Park

SUPERB LOCATION



Wharfedale Way (A5081)

Trafford Road (A5063)

← M60 (J7)

Chester Road (A56)

MediaCityUK

Broadway

Harbour City

Anchorage

Salford Quays

Exchange Quay

Exchange Quay

Metrolink

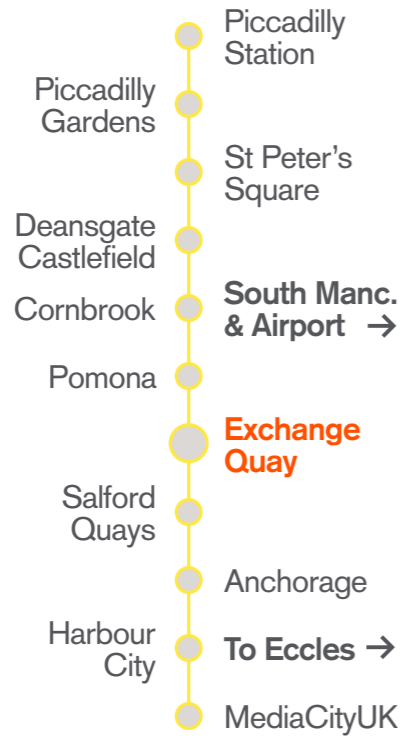
City Centre ↘

M602 (J3)

GETTING TO EXCHANGE QUAY

To arrive at Exchange Quay via Metrolink use either: Cornbrook / MediaCityUK or Eccles / Ashton Under Lyne.

12 Mins



8 Mins

Services to Manchester every six minutes. Metrolink network extends to Bury, Altrincham, Eccles, Rochdale and will reach Manchester Airport in 2016.

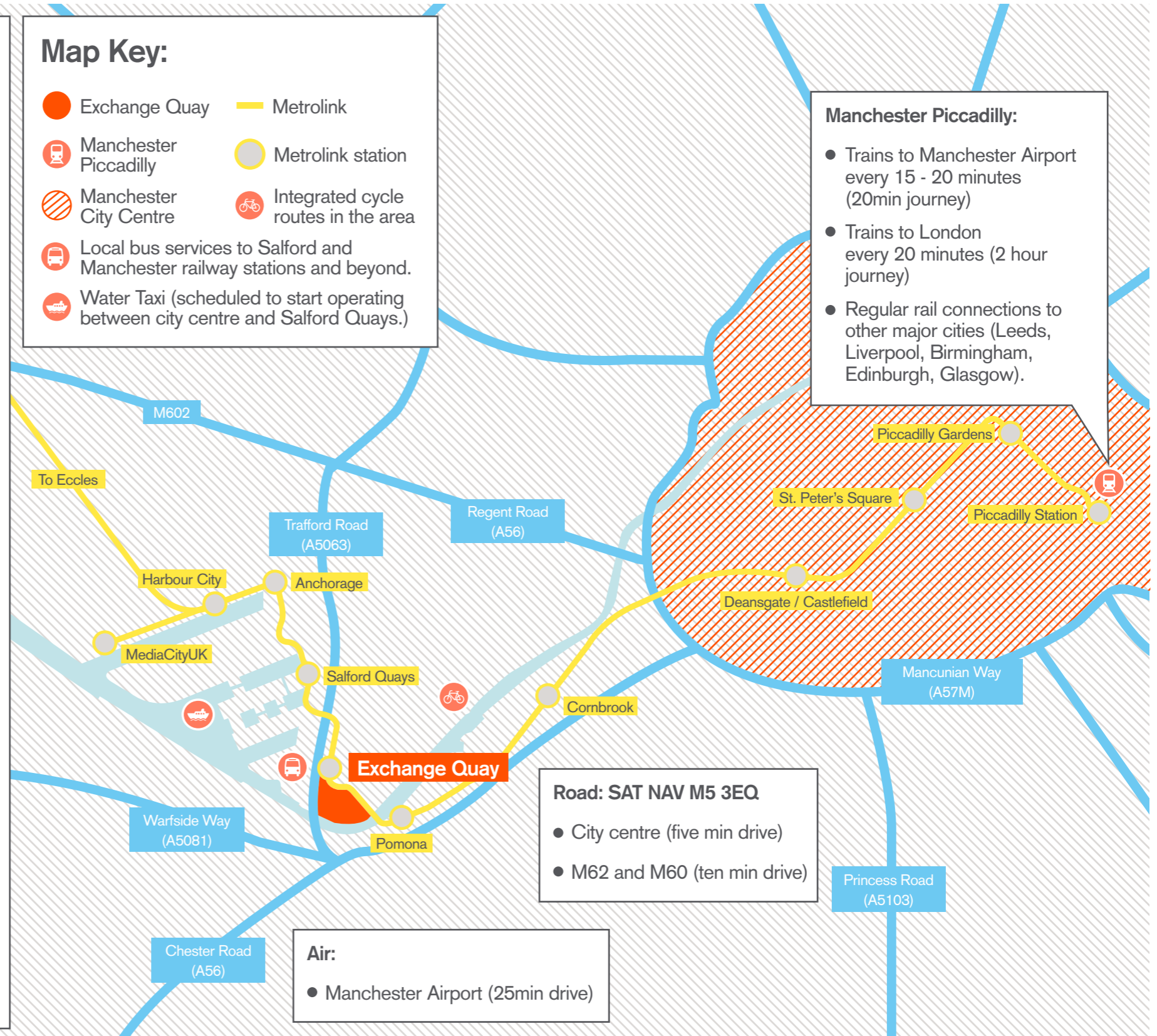
For more information go to: <http://www.tfgm.com>

Map Key:

- Exchange Quay
- Manchester Piccadilly
- Manchester City Centre
- Local bus services to Salford and Manchester railway stations and beyond.
- Water Taxi (scheduled to start operating between city centre and Salford Quays.)
- Metrolink
- Metrolink station
- Integrated cycle routes in the area

Manchester Piccadilly:

- Trains to Manchester Airport every 15 - 20 minutes (20min journey)
- Trains to London every 20 minutes (2 hour journey)
- Regular rail connections to other major cities (Leeds, Liverpool, Birmingham, Edinburgh, Glasgow).



Road: SAT NAV M5 3EQ

- City centre (five min drive)
- M62 and M60 (ten min drive)

Air:

- Manchester Airport (25min drive)

SALFORD QUAYS: FACTS & FIGURES

Economy



Centrally located within Greater Manchester, the largest and fastest growing economy outside London.

Contribution



With GVA at almost £1 billion, Salford Quays provides a fifth of Salford's overall contribution to the economy.

Employment



749 businesses within the Salford Quays area, employing 25,761 people.

Workforce



Approximately 7.2 million people live within an hours commute of Exchange Quay, providing a varied, qualified and skilled labour pool.

Travel



With high levels of car parking, a dedicated metro stop and easy access to three major mainline stations and an international airport, Exchange Quay benefits from world class travel links.

Recruit & Retain Staff



The large labour-pool, education and overall skills profile within the area contributes to savings on national costs as well as an overall positive cost benefit ratio for firms locating in the area.

Retail

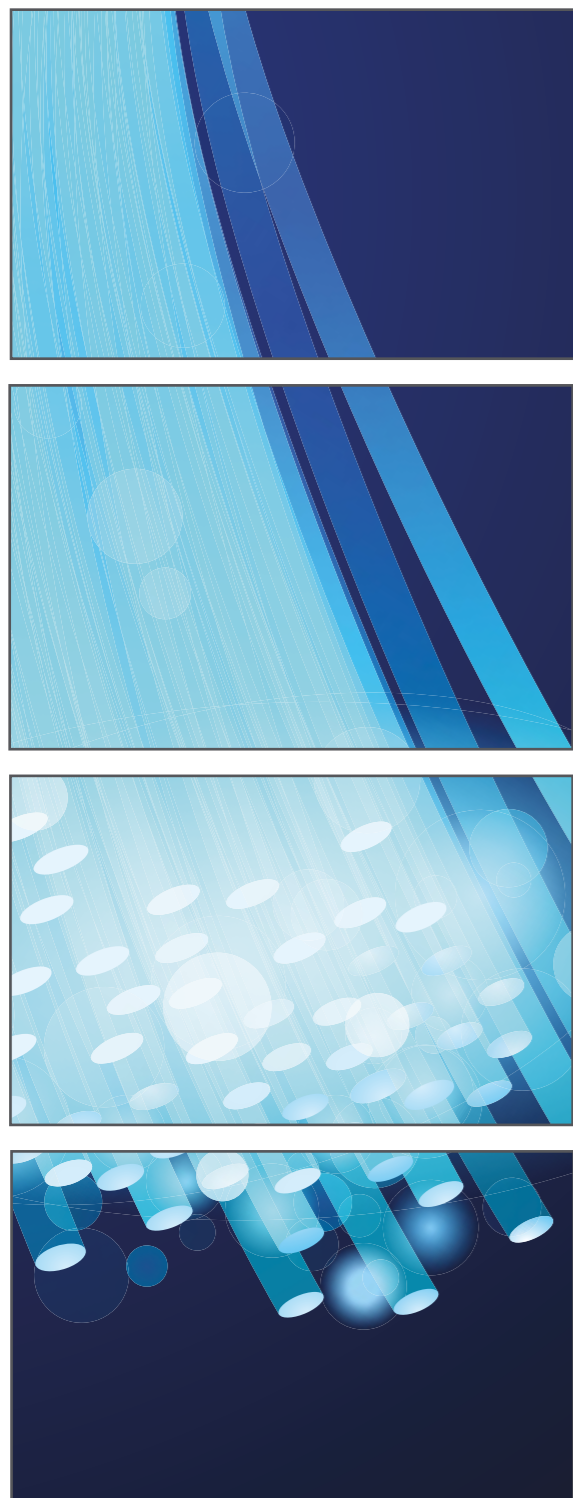


Retail venues attract 4.3 million visitors per annum, a growth of 6% in the last four years. Visitor expenditure contributes £400 million to the local economy.

Culture



Cultural venues including The Lowry and Imperial War Museum North attracted 927,000 visitors last year. The number of visitors has grown 4% on average in the last four years.



SUPER-CONNECTIVITY

High speed Internet connectivity is the vital 'fourth utility' for every business and Exchange Quay is becoming SUPER-CONNECTED, offering high-capacity, high-availability connectivity across a resilient multi-media (fibre-optic and radio) network.

Greater Manchester has the second largest digital infrastructure in the UK and is the only global Internet exchange hub outside of London. Exchange Quay is at the leading edge of service delivery in the region.

Thanks to the government's recently launched Connection Vouchers scheme, tenants at Exchange Quay can enjoy free installation of next generation, super-connected Internet access. The scheme is part of the National Infrastructure Plan and administered by Broadband Delivery UK and participating city councils.

It is designed to ensure UK businesses are equipped with high-grade connectivity in order to take advantage of the transformatory potential of services being delivered through the "cloud".

The benefits to tenants include:

- Get connected within a few short days
- Connection speeds of up to 100Mb/s
- Free installation before end of March 2015
- Harness the power of Cloud - based services to transform business efficiency
- Utilise the expertise and competitive pricing of our IT partner, Unitel, to ensure your precise business needs are met





SITE PLAN

How many people do you want to accommodate?

Staff total	Recommended Building
0 – 10	(8)
10 – 20	(8)
20 – 50	(3) (7) (8)
50 – 100	(1) (4) (5)
100+	(1) (4)

An exceptional car parking ratio of 1:250 sq ft is offered with the accommodation.

NUMBER ONE

Striking seven - storey building dominating the entrance to Exchange Quay.

Total floor area: 75,400 sq ft

Floorplate: 10,800 sq ft

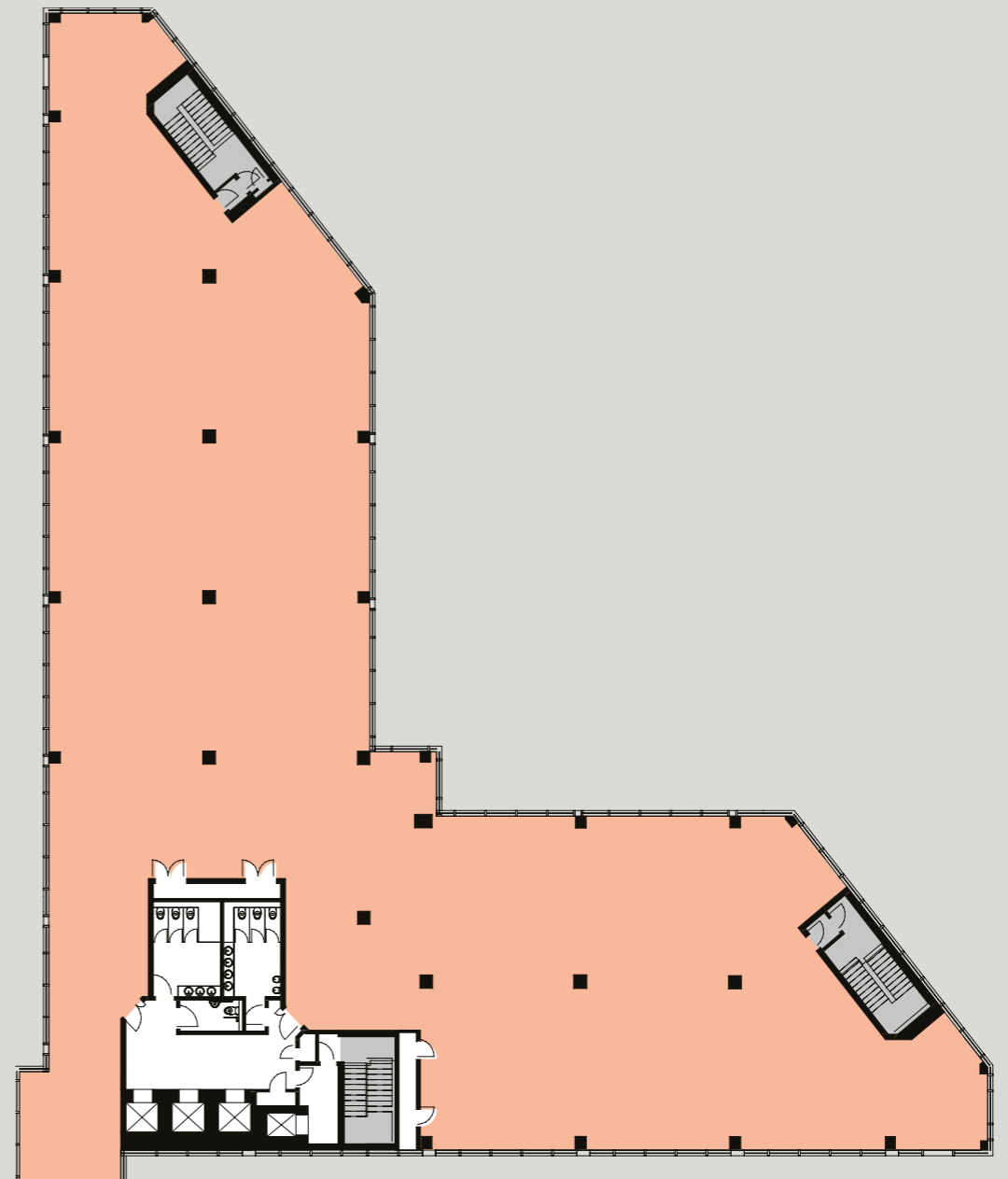
Available from: 10,500 sq ft

- Secure basement car park
- Three high-speed passenger lifts
- Goods lift
- EPC Rating: D
- Four pipe fan coil air-conditioning designed to a capacity of 1:10 sq m
- Full access raised floors
- Excellent fibre optic connectivity
- 24 hour security
- Car parking at a ratio of 1:250 sq ft
- DDA compliant



Following refurbishment the building will feature a modern reception and common areas, with individual floors benefiting from new suspended ceilings, LG7 compliant light fittings and quality carpeting throughout.

To go back to the site plan [click here](#)



NUMBER THREE

A six - storey building located at the heart of Exchange Quay.

Total floor area: 26,300 sq ft

Floorplate: 5,200 sq ft

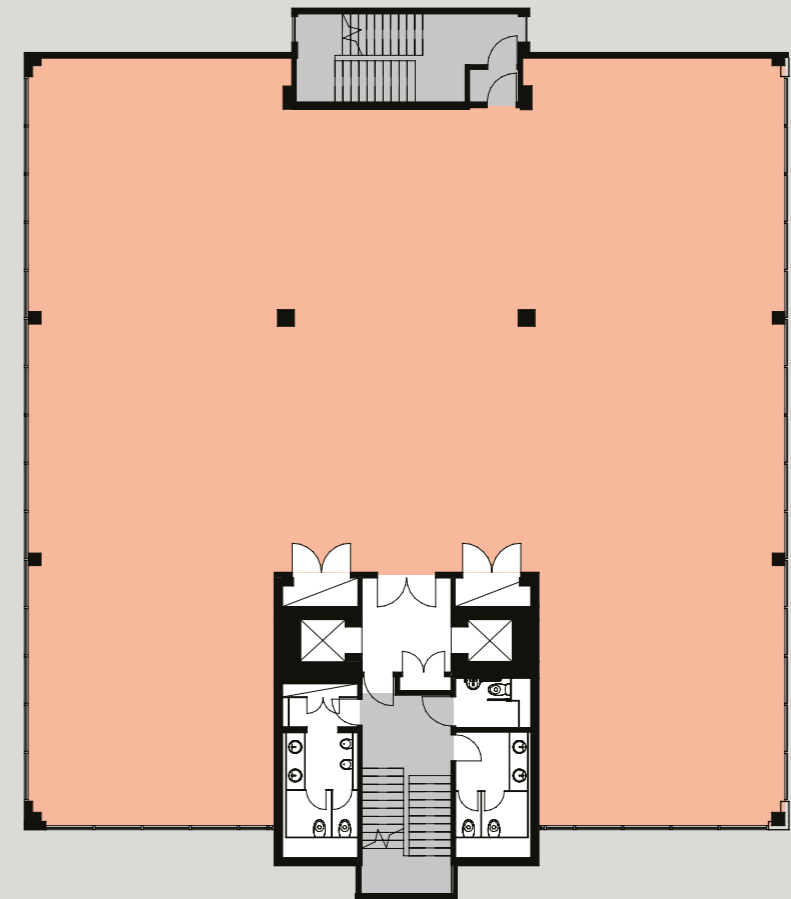
Available from: 5,200 sq ft

- Secure undercroft car parking
- Two high-speed passenger lifts
- EPC Rating: D
- Four pipe fan coil air-conditioning designed to a capacity of 1:10 sq m
- Full access raised floors
- Excellent fibre optic connectivity
- 24 hour security
- Car parking at a ratio of 1:250 sq ft
- DDA compliant



Following refurbishment the building will feature a modern reception and common areas, with individual floors benefiting from new suspended ceilings, LG7 compliant light fittings and quality carpeting throughout.

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NUMBER FOUR

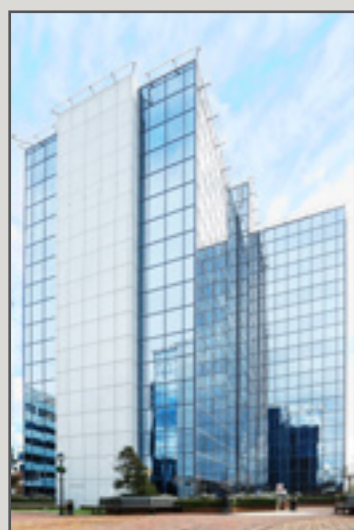
An eight - storey tower located on the west side of the development and accessed from the piazza.

Total floor area: 94,000 sq ft

Floorplate: 12,300 sq ft

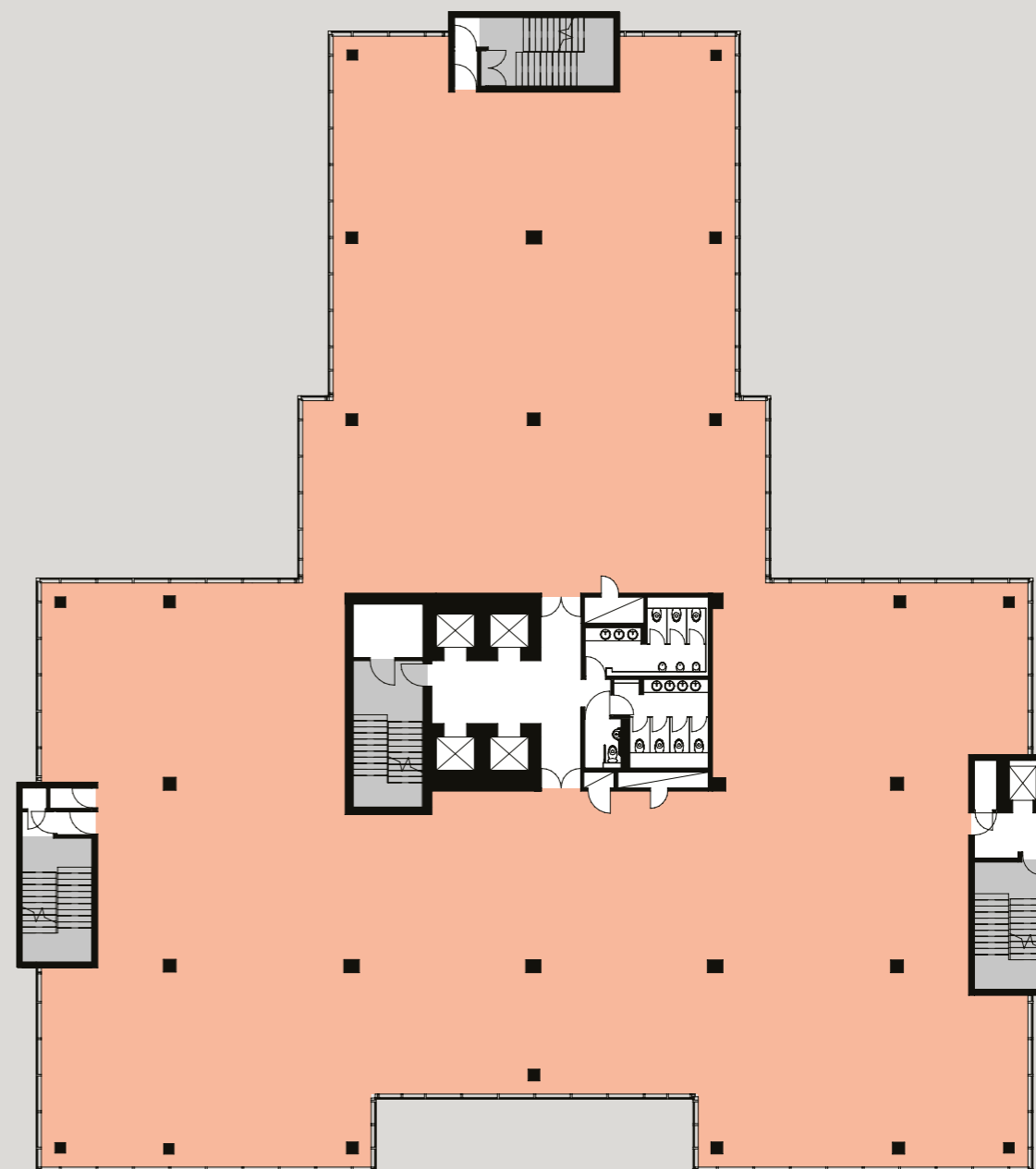
Available from: 12,300 sq ft

- Four high-speed passenger lifts
- Two levels of secure basement car parking
- Goods lift
- EPC Rating: D
- Four pipe fan coil air-conditioning designed to a capacity of 1:10 sq m
- Full access raised floors
- Excellent fibre optic connectivity
- 24 hour security
- Car parking at a ratio of 1:250 sq ft
- DDA compliant



Following refurbishment the building will feature a modern reception and common areas, with individual floors benefiting from new suspended ceilings, LG7 compliant light fittings and quality carpeting throughout.

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NUMBER FIVE

At 14 floors, Number Five is the tallest building at Exchange Quay and is a distinctive landmark on the Manchester skyline.

Total floor area: 78,500 sq ft

Floorplate: 7,600 sq ft

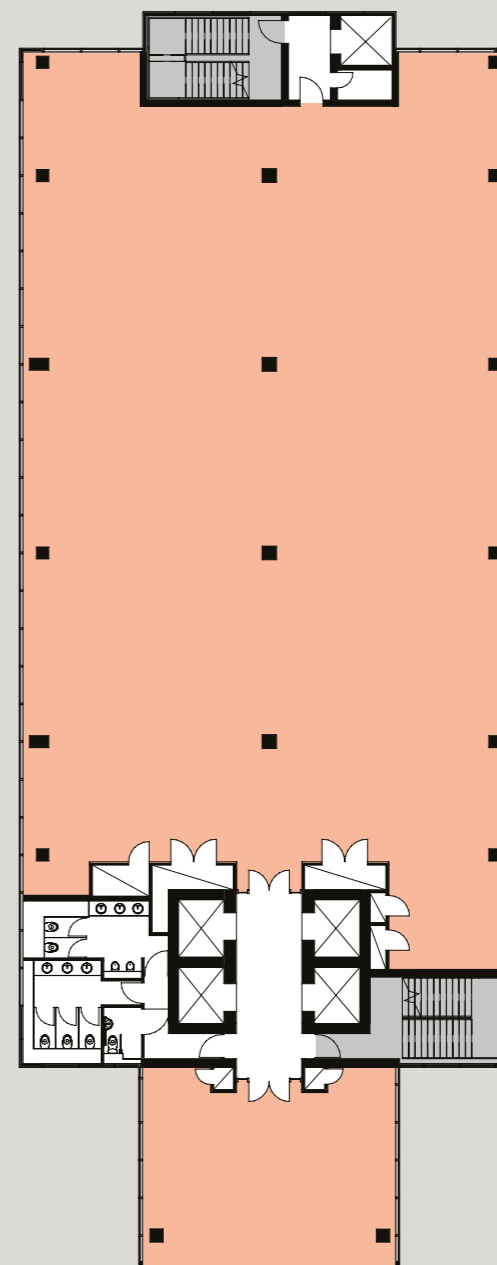
Available from: 800 sq ft

- Four high-speed passenger lifts
- Goods lift
- EPC Rating: D
- Four pipe fan coil air-conditioning designed to a capacity of 1:10 sq m
- Full access raised floors
- Excellent fibre optic connectivity
- 24 hour security
- Car parking at a ratio of 1:250 sq ft
- DDA compliant



Following refurbishment the building will feature a modern reception and common areas, with individual floors benefiting from new suspended ceilings, LG7 compliant light fittings and quality carpeting throughout.

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NUMBER SEVEN

A six - storey building located at the heart of Exchange Quay.

Total floor area: 26,200 sq ft

Floorplate: 5,200 sq ft

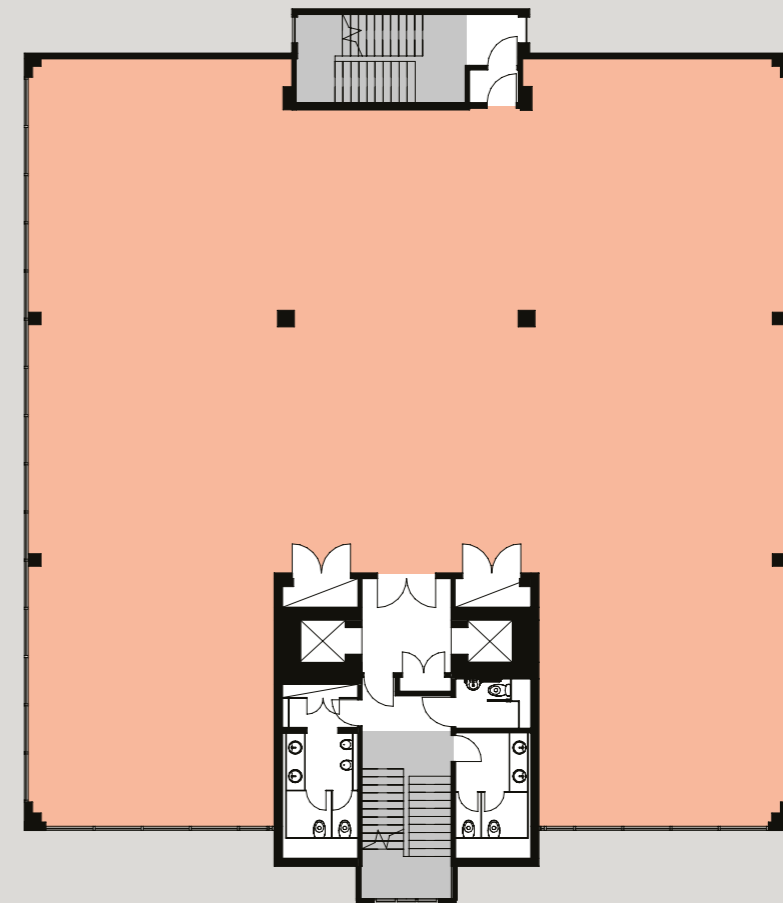
Available from: 5,200 sq ft

- Secure undercroft car parking
- Two high-speed passenger lifts
- EPC Rating: D
- Four pipe fan coil air-conditioning designed to a capacity of 1:10 sq m
- Full access raised floors
- Excellent fibre optic connectivity
- 24 hour security
- Car parking at a ratio of 1:250 sq ft
- DDA compliant



Following refurbishment the building will feature a modern reception and common areas, with individual floors benefiting from new suspended ceilings, LG7 compliant light fittings and quality carpeting throughout.

To go back to the site plan [click here](#)



NUMBER EIGHT

The largest building at Exchange Quay with accommodation across 10 floors, subdivided into a wide range of suite sizes.

Total floor area: 116,500 sq ft

Floorplate: 12,300 sq ft

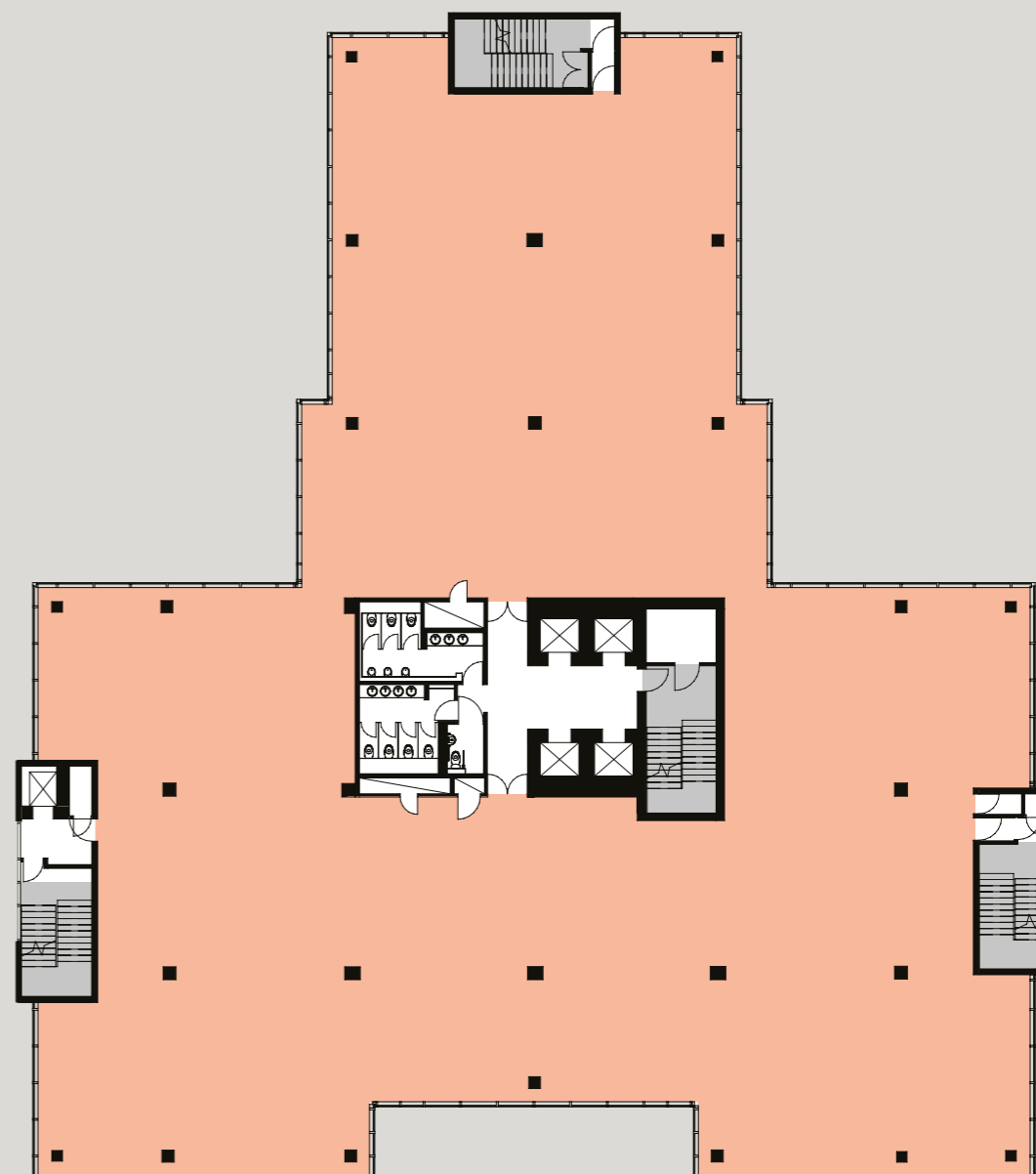
Available from: 950 sq ft

- Two levels of secure basement car parking
- Four high-speed passenger lifts
- Goods lift
- EPC Rating: D
- Four pipe fan coil air-conditioning designed to a capacity of 1:10 sq m
- Full access raised floors
- Excellent fibre optic connectivity
- 24 hour security
- Car parking at a ratio of 1:250 sq ft
- DDA compliant



Following refurbishment the building will feature a modern reception and common areas, with individual floors benefiting from new suspended ceilings, LG7 compliant light fittings and quality carpeting throughout.

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THIS WAY PLEASE

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