

**The destination**

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.

## For further information

If you would like to find out more about the opportunities in The Alexandra and how this office space could work for you, please get in touch.

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# A Bright Building for Bright Ideas.

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# 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, you will not only benefit from the striking views, fantastic transport links, excellent range of amenities and on-site talent pool from the University of Salford and soon-to-open University Technical College but also access to over a hundred creative and future technology SMEs – all on your doorstep.

With office space for every requirement, large and small, production studios, revolutionary testing labs as well as meeting and event spaces, MediaCityUK's vibrant, thriving community is the perfect place to do business. The social scene is a winner too, with buzzing bars, independent restaurants, shopping at the Lowry Outlet, Imperial War Museum North, The Lowry Theatre and Manchester United FC, what's not to like?

# The Alexandra.

Light, bright with space that's right.



With its full height glazed atrium and signature 'port key' façade, it is difficult not to be inspired as you enter The Alexandra.

As one of MediaCityUK's most recognisable buildings, it certainly makes an impact as you enter with its impressive light and airy feel, five floors and stunning views across the dock.

With the First Floor currently available it offers 11,440 sq.ft. of Grade A office space, comfortably housing up to 130 people. You'll share a prominent manned reception, tram stop right outside your front door, secure car parking on your doorstep, easy access to the regional and national motorway network and enjoy the significant benefits of Peel's hands-on building management service.

With neighbours including BBC, Bupa, ITV, Satellite Information Services, Coronation Street, JTI, M&S and many more you will be well connected with a community of supportive, inventive and like-minded businesses.

### Available accommodation

Flexible and open-plan, extending to 11,440 sq. ft. (1,063 sq. m.).

### Specifications

- Landmark five-storey office building totalling 60,848 sq. ft. (5,653 sq. m.)
- Landscaped site with paved piazza to promenade on the water's edge
- Prominent, glazed, double-height entrance / reception accessed via Quays Road
- Dramatic full-height glazed atrium with three high-speed Otis passenger lifts
- Floor plates from 10,828 to 12,672 sq. ft. (1,006 to 1,177 sq. m.), offering panoramic views
- Excellent flexibility in providing an open plan or cellular layout
- Full access raised floors with integral floor boxes
- Four pipe fan coil comfort heating / cooling system
- Suspended ceilings with Category 2 lighting
- Male, female and disabled WCs and showers situated on each floor
- Twenty-four hour on-site security
- Comprehensive building management system
- Excellent fibre-optic connectivity
- Solar reflective double-glazing

### Parking

Car parking spaces are allocated at a ratio of 1:250 sq. ft. Additional parking may be available on a licence basis.

### Lease terms

The accommodation is available by way of a new, effective full repairing and insuring (FRI) lease for a term of years to be agreed.

### Rent

On application.

### Rates/Service charge

The occupier will also be responsible for the rate charges levied on the premises 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.

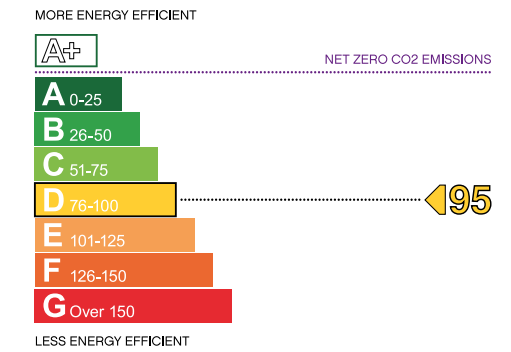
### VAT

All figures are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Viewing

Strictly by appointment with the joint letting agents Edwards and Co (0161 833 9991), or CBRE (0161 455 7666).

### Energy efficiency



### Floor plan

