

ANCHORAGE

SALFORD QUAYS

#JOINTHEJOURNEY

JOIN THE JOURNEY

ANCHORAGE SALFORD QUAYS HAS RECENTLY UNDERGONE A COMPREHENSIVE REFURBISHMENT THAT INCLUDES AN ENHANCED ATRIUM AREA, ACCOMPANYING AMENITIES AND GRADE A OFFICE SPACE FROM 2,500-31,954 SQ FT

7:00 AM A BRIGHT BEGINNING

Anchorage Salford Quays, is a thriving international business destination, strategically located via multimodal connections to many leading cities across the globe.

It's inspiring location with dedicated Metrolink stop, stunning offices, public spaces and engaging amenities contribute to the dynamism of the adjoining parts of Salford Quays and the wider MediaCityUK.





A MULTI-MODAL
DESTINATION



WELL CONNECTED

Anchorage is a short 20 minute drive from Manchester Airport, which saw over 29 million passengers pass through its gates in 2019, making it the UK's third busiest airport. The building is located within a 2 minute drive of Junction 3 of the M602 motorway, giving immediate access into the heart of an expansive motorway network and ensures easy access to the UK's major cities and centres of commerce.

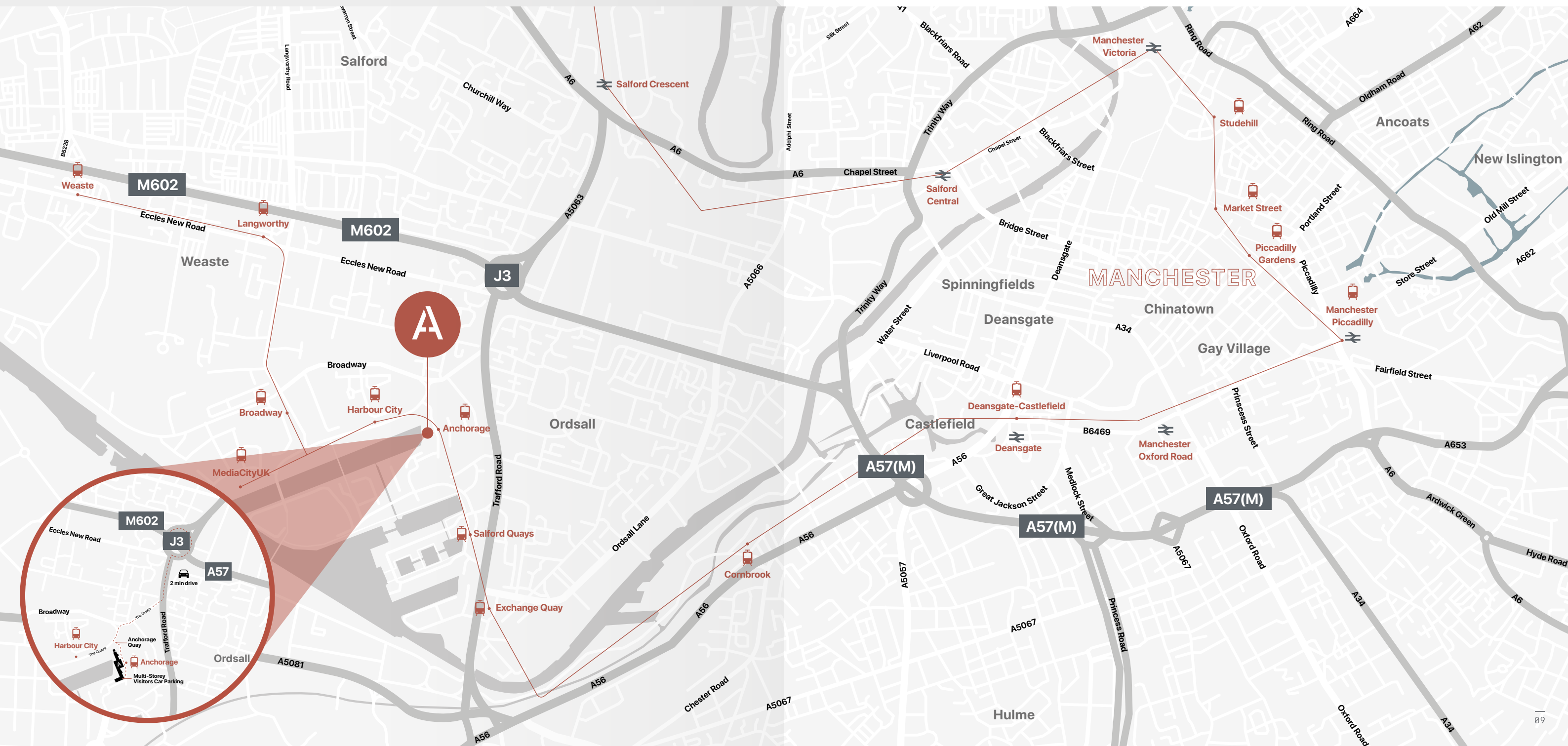
The road infrastructure in and around Greater Manchester means that 60% of all businesses and a consumer market of 20 million people are within 2 hours drive time of the city centre. Manchester Piccadilly Station has over 24.5 million passengers passing through annually, making it the busiest station in the North West.

The station also has a well-connected Metrolink light rail network located in the station's undercroft, which connects to Anchorage's onsite station within 21 minutes.

AIR	ROAD	RAIL	METRO LINK
Belfast 1 hr 00 min	Liverpool 48 min	Manchester Airport 17 min	MediaCityUK 3 min
Exeter 1 hr 00 min	Leeds 57 min	Liverpool 54 min	Eccles 12 min
Dublin 1 hr 00 min	Birmingham 1 hr 44 min	Leeds 1 hr 03 min	Manchester Piccadilly 21 min
Glasgow 1 hr 05 min	Newcastle 2 hr 37 min	London Euston 2 hr 05 min	East Didsbury 34 min
London 1 hr 05 min	Glasgow 3 hr 21 min	Newcastle 2 hr 29 min	Altrincham 38 min
Southampton 1 hr 05 min	London 3 hr 55 min	Edinburgh 3 hr 08 min	Bury 50 min

Destination		
Anchorage Quay Tram Stop	0 mins	0 mins
Hotel Zone	5 mins	1 mins
The Lowry Centre	9 mins	4 mins
MediaCityUK	13 mins	3 mins
Salford Crescent Train Station	25 mins	10 mins
Manchester City Centre	27 mins	9 mins
Manchester United FC	30 mins	9 mins

MOVE AROUND IN MANCHESTER



A CLOSER LOOK SALFORD QUAYS

Anchorage has proven a highly successful scheme, attracting occupiers such as BUPA, Morgan Sindall, Muse Development and various Government Departments. Neighbouring schemes such as MediaCityUK is now home to over 200 businesses, including the BBC, Ericsson and ITV.



8:00AM ACTIVE ENTRANCE

To promote a healthy and active lifestyle, Anchorage has introduced a dedicated wellness area which gives workers an incentive to utilise the space at any time of day. The immediate area also includes other facilities, with Virgin Active close by at MediaCityUK.











THE QUAYS



9:00AM INSPIRING SPACE

Anchorage is an iconic office development which occupies a stunning waterside setting, in the heart of Salford Quays. The building has recently undergone a comprehensive refurbishment that includes a modern atrium area, accompanying amenities and Grade A office space from 2,500 - 31,954 sq ft.



- FULL ACCESS RAISED FLOORS
- VRF AIR CONDITIONING SYSTEM
- METAL TILE SUSPENDED CEILINGS
- RECESSED LG7 LED LIGHTING
- DOUBLE GLAZED OPENING WINDOWS
- NEW HIGH SPEED PASSENGER LIFTS
- 24 HOUR ACCESS / SECURITY
- FULLY DDA COMPLIANT

Four high speed passenger lifts serve all floors and male, female and disabled toilet facilities are provided on each floor that have also recently been refurbished to a superb standard.

On-site car parking is provided within a secure multi-storey car park forming part of the Anchorage development, for the exclusive use of Anchorage occupiers. Tenants are allocated dedicated spaces within the car park.

SPECTACULAR VIEWS



Anchorage provides light, modern offices with impressive views over Salford Quays, MediaCityUK and Manchester City Centre.

ANCHORAGE 1

Typical Floor Plan



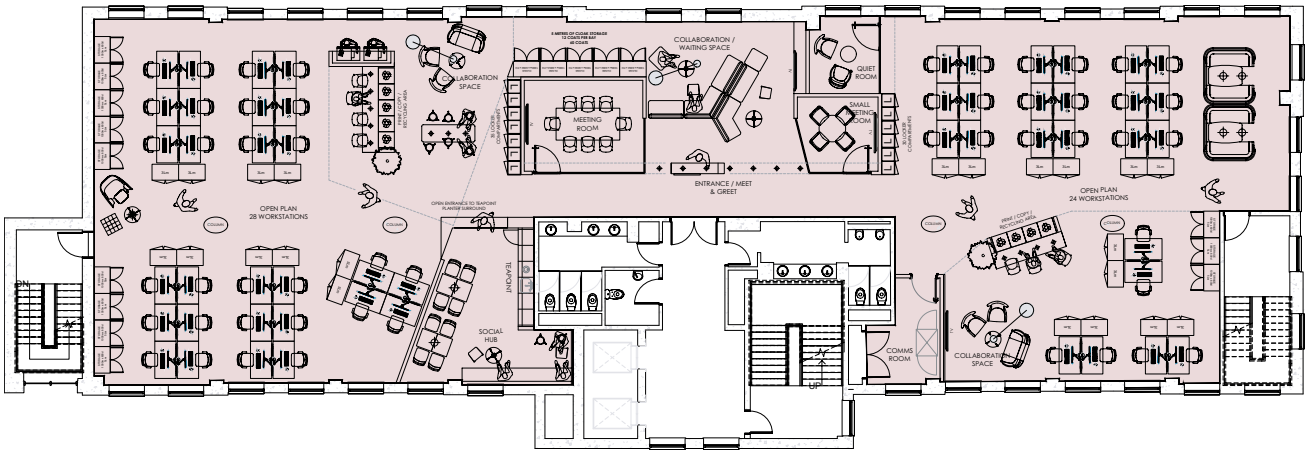
- FULL ACCESS RAISED FLOORS
- VRF AIR CONDITIONING SYSTEM
- METAL TILE SUSPENDED CEILINGS
- RECESSED LG7 LED LIGHTING
- DOUBLE GLAZED OPENING WINDOWS
- 24 HOUR ACCESS / SECURITY
- FULLY DDA COMPLIANT

Floor Area		sq ft
Ground	Let to Red C Marketing	
First		5,556
Second		5,556
Third		5,556
Fourth		4,174.30
Fourth - Office A	Let to Landthings	
Fifth		5,556
Sixth		5,556
Total		31,954.30

Second Floor / 5,556 sq ft

ANCHORAGE 1

Third Floor Space Plan



- 1 X MEET & GREET BENCH
- 1 X WAITING / COLLABORATION AREA
- 1 X 8 PERSON MEETING ROOM
- 1 X 4 PERSON MEETING ROOM
- 1 X 2 PERSON QUIET ROOM
- 2 X OPEN COLLABORATION SPACES
- 2 X OPEN PLAN HUDDLE BOOTHS
- 1 X TEAPOINT / SOCIAL HUB
- 52 X 1400W WORKSTATIONS
- 65 X LOCKER COMPARTMENTS
- 60 X CLOAK CAPACITY
- 60LM BUILT IN STORAGE
- 66LM END OF DESK STORAGE

Third Floor / 5,556 sq ft

SAY HELLO TO YOUR NEW NEIGHBOURS





Vibrant, diverse and bursting with character,
Salford Quays is one of the most exciting
places to work in the UK.

1:30PM
ON YOUR
DOORSTEP



Imperial War Museum



Halley Hansen Watersports Centre



Erie Basin



Anchorage on-site beekeeper



Cafe Rouge



Charity Swimming Events



MediaCityUK



The Lowry Outlet Mall



The Lowry

Refurbishment plans include an on-site café, and outdoor seating area to add to the already elaborate array of amenities and entertainment on offer in Salford Quays, including outdoor watersports, theatre productions and digital art displays.

The surrounding Greater Manchester area offers an array of visitor experiences including eccentric market towns, alluring green spaces and waterways to be explored on foot or bike.

7:00 PM FROM DUSK TILL DAWN

When it comes to Manchester's nightlife, you'll be completely spoilt for choice. The city is jam packed with unique and eclectic cafés, restaurants, bars and live music venues.

Manchester's bar and restaurant scene ranges from quiet and unique through to boisterous and outgoing. Discover the bohemian Northern Quarter area encompassing plenty of rare and independent venues, or head to Spinningfields and treat yourself to a cocktail or two.

Manchester also plays host to some of the most iconic venues in the country, including Old Trafford cricket ground, Etihad Stadium and the live music venue, Manchester Arena.



Leasing Agents



Andrew Rands
+44 (0)7740 414036
andrew.rands@eu.jll.com



Ed Keany
+44 (0)7734 229202
ed@edwardsandco.com

Estate Manager

Cathy Hardman
+44 (0)7736 158759
cathy.hardman@anchoragealfordquays.com

Asset Management



Ian Murray
imurray@canmoor.com

ANCHORAGE
SALFORD QUAYS
M50 3XE

Terms

The offices are available to let for a term of years to be agreed.
Details of occupational costs are available upon request.

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract.
All areas quoted are approximate. June 2020 - Design by cormackadvertising.com

