

ANCHORAGE
SALFORD QUAYS



COVID
SECURE

ONE

ANCHORAGE, SALFORD QUAYS M50 3XE

ANCHORAGE ONE

ANCHORAGE ONE SALFORD QUAYS

THIS LANDMARK BUILDING, SITUATED AT THE HEART OF A THRIVING INTERNATIONAL BUSINESS DESTINATION, IS UNDERGOING A COMPREHENSIVE REFURBISHMENT, THE FINAL PHASE OF AN ESTATE WIDE REFURBISHMENT PROGRAMME.

THE COMPLETED BUILDING WILL PROVIDE GRADE A OFFICE SPACE, WITH EXTREMELY EFFICIENT AND FLEXIBLE FLOOR PLATES RANGING FROM 1,144 SQ FT - 31,599 SQ FT.



FLEXIBLE
FLOOR
PLATES



EXTENSIVE SECURE
MULTI STORY CAR
PARKING (1:280)



DEDICATED
METROLINK
STOP



EXCEPTIONAL
ON SITE
AMENITIES



CYCLING SCORE
GOLD ACCREDITED
BUILDING



FRESH & CONTEMPORARY

ANCHORAGE ONE OCCUPIES A PROMINENT WATERSIDE POSITION AT THE GATEWAY TO ANCHORAGE AND IS UNDERGOING A COMPREHENSIVE REFURBISHMENT TO INCLUDE:



FEATURE
ENTRANCE AND
RECEPTION



OPEN PLAN
OFFICES



FLEXIBLE FLOOR
PLACES



VIRTUAL
CHECK IN



SECURE ON SITE CAR
PARKING (1:280)



FLEXIBLE LEASING
STRUCTURE



SHOWER
FACILITIES



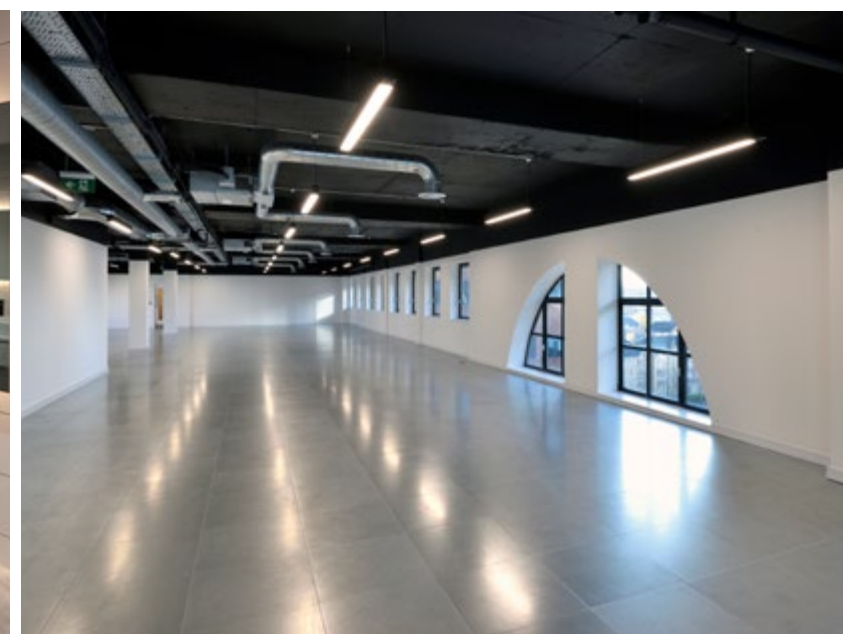
CYCLING SCORE
GOLD ACCREDITED
BUILDING



ON SITE
COFFEE SHOP



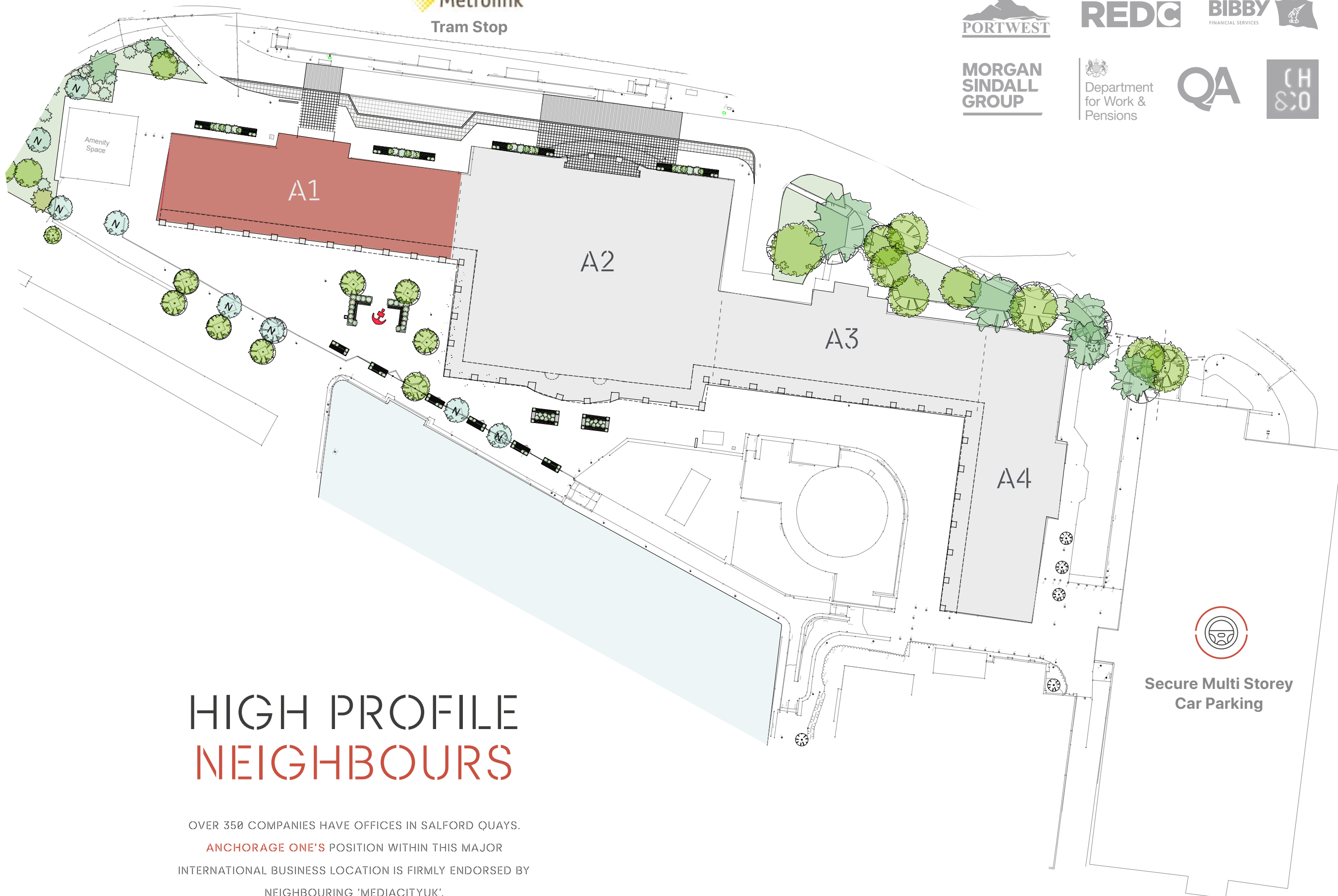
ON SITE WELLNESS
CENTRE





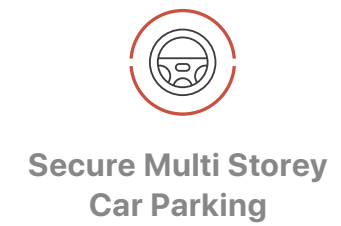
ANCHORAGE ONE

ANCHORAGE TWO NEIGHBOURS INCLUDE



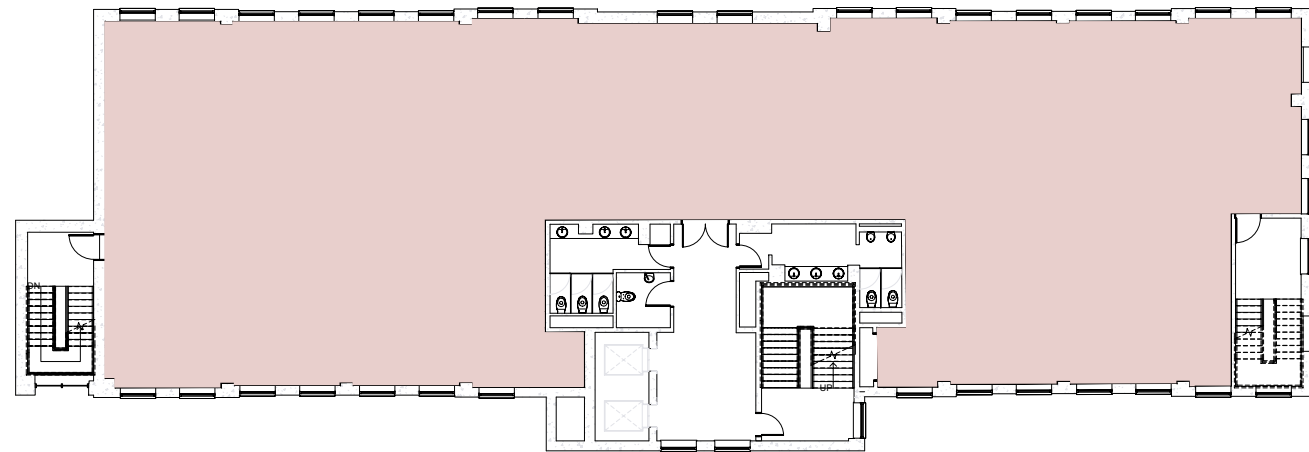
HIGH PROFILE NEIGHBOURS

OVER 350 COMPANIES HAVE OFFICES IN SALFORD QUAYS.
ANCHORAGE ONE'S POSITION WITHIN THIS MAJOR INTERNATIONAL BUSINESS LOCATION IS FIRMLY ENDORSED BY NEIGHBOURING 'MEDIACITYUK'.



FLOOR PLAN

TYPICAL FLOOR / 5,631 SQ FT



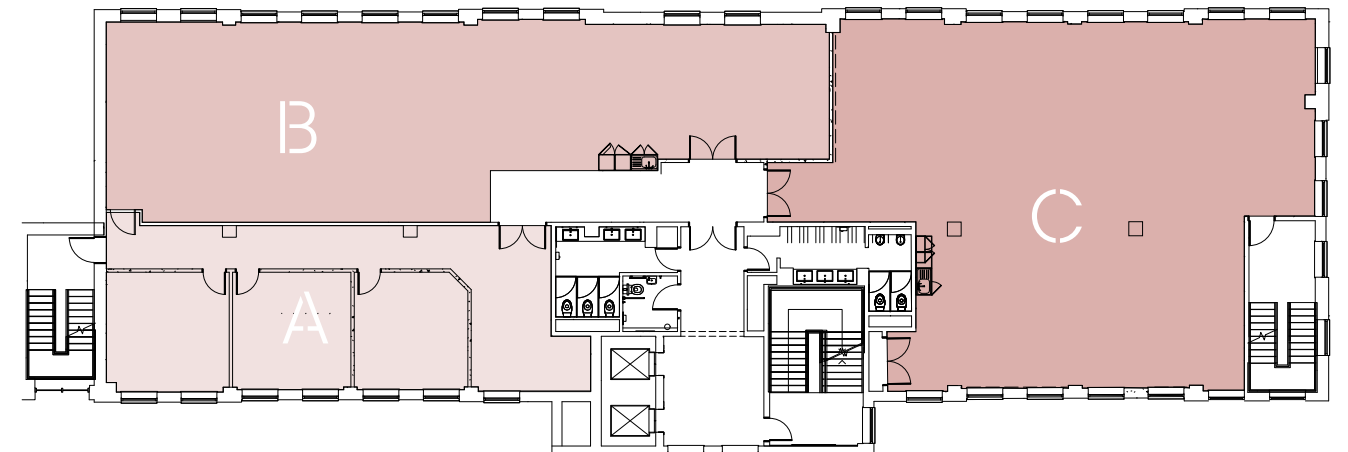
AVAILABILITY SCHEDULE

FLOOR AREA (IPMS3)	SQ FT
GROUND	LET TO RED C MARKETING
FIRST	5,606
SECOND	5,631
THIRD	5,639
FOURTH	3,511
FOURTH - OFFICE B	LET TO CAMPFIRE
FIFTH	5,631
SIXTH	5,581
TOTAL	31,599

FLOOR PLAN

FOURTH FLOOR / 4,251 SQ FT

A	1,144 SQ FT	106.3 SQ M
B	LET TO CAMPFIRE	
C	2,367 SQ FT	219.9 SQ M



SPECIFICATION

- FULL ACCESS RAISED FLOORS
- VRF AIR CONDITIONING SYSTEM
- EXPOSED SERVICES
- SURFACE MOUNTED LG7 LED LIGHTING
- DOUBLE GLAZED WINDOWS (NOT OPENABLE)
- NEW AND CONTEMPORARY WCS



MANCHESTER CBD

ANCHORAGE
SALFORD QUAYS

THE DOCK
OFFICE


Premier Inn


Holiday Inn

MERCHANTS
QUAY

HELLY HANSEN
WATERSPORTS
CENTRE

Lowry Outlet
MedacityUK Manchester

UNIQUE LOCATION

ANCHORAGE'S SPECTACULAR WATERFRONT LOCATION OFFERS A HOST OF SPORTING AND CULTURAL ATTRACTIONS, CINEMAS, WORLD CLASS EVENTS, SHOPPING AND AN ABUNDANCE OF CONTEMPORARY RESTAURANTS AND BARS.



ANCHORAGE 2 WELLNESS CENTRE



THE QUAYS CAFE



ANCHORAGE CONVENIENCE STORE



MEDIACITYUK



BICYCLE STORAGE

ANCHORAGE ONE

CONNECTIVITY

ANCHORAGE ONE IS EXTREMELY WELL-LOCATED JUST 2.5 MILES WEST OF MANCHESTER CITY CENTRE. THE PROPERTY IS ONLY A 20 MINUTE DRIVE FROM MANCHESTER AIRPORT, WHICH SERVED OVER 29 MILLION PASSENGERS IN 2019, MAKING IT THE UK'S THIRD BUSIEST AIRPORT AND BY FAR THE LARGEST OUTSIDE LONDON.

ANCHORAGE ONE IS LOCATED WITHIN A 2 MINUTE DRIVE OF JUNCTION 3 OF THE M602 MOTORWAY, GIVING IMMEDIATE ACCESS TO THE REGION'S EXPANSIVE MOTORWAY NETWORK AND DIRECT ACCESS TO THE UK'S OTHER MAJOR CITIES.



TRAM STOP IMMEDIATELY
OUTSIDE ANCHORAGE ONE

MEDIACITY UK 3 MINS

CITY CENTRE 12 MINS

PICCADILLY STATION 23 MINS

MANCHESTER AIRPORT 55 MINS



ANCHORAGE ONE IS LOCATED WITHIN
A 2 MINUTE DRIVE OF JUNCTION 3 OF
THE M602 MOTORWAY



THE PROPERTY IS ONLY A 20 MINUTE DRIVE
FROM MANCHESTER AIRPORT, WHICH SERVED
OVER 29 MILLION PASSENGERS IN 2019.

ANCHORAGE

ONE

ONE



ANDREW RANDS
+44 [0]7740 414036
andrew.rands@eu.jll.com

Edwards & Co

ED KEANY
+44 [0]7734 229202
ed@edwardsandco.com

CATHY HARDMAN
+44 [0]7736 158759
cathy.hardman@anchoragealfordquays.com

IAN MURRAY
imurray@canmoor.com

ANCHORAGESALFORDQUAYS.COM