

TO LET A STUNNING 9,569 SQ FT SELF-CONTAINED SINGLE-STOREY DETACHED BUILDING IN A WATERSIDE SETTING OVERLOOKING DOCK 9 IN THE HEART OF MEDIA CITY

ANCHORAGE PLACE

DOCK 9 SALFORD QUAYS M50 3XE

PERFECTLY PLACED FOR

AMBITION

ANCHORAGE **PLACE** OFFERS STUNNING VIEWS OVERLOOKING DOCK 9,
WHERE LEISURE AND RECREATIONAL USES ARE UNDERTAKEN THROUGHOUT THE YEAR.

THE PROPERTY IS IDEAL FOR VARIOUS USES INCLUDING:
OFFICES, STUDIOS, RESTAURANT, LEISURE, HEALTH & FITNESS AND MEDICAL CENTRE.

ANCHORAGE **PLACE**

A PERFECTLY PLACED, SELF-CONTAINED BUILDING MEASURING 9,569 SQ FT
LOCATED IN THE HEART OF MEDIA CITY, MINUTES FROM THE CITY CENTRE

ANCHORAGE PLACE is located within Salford Quays, an established commercial area which has become increasingly popular since the BBC's arrival at the nearby MediaCityUK.

ANCHORAGE PLACE benefits from excellent public transport connectivity via the nearby Anchorage and Harbour City Metrolink stations.

ANCHORAGE PLACE

OPPORTUNITY

PERFECTLY PLACED FOR

OPPORTUNITY

TO LET A 9,569 SQ FT BUILDING SUITABLE FOR A VARIETY OF USES

ANCHORAGE PLACE

OPPORTUNITY

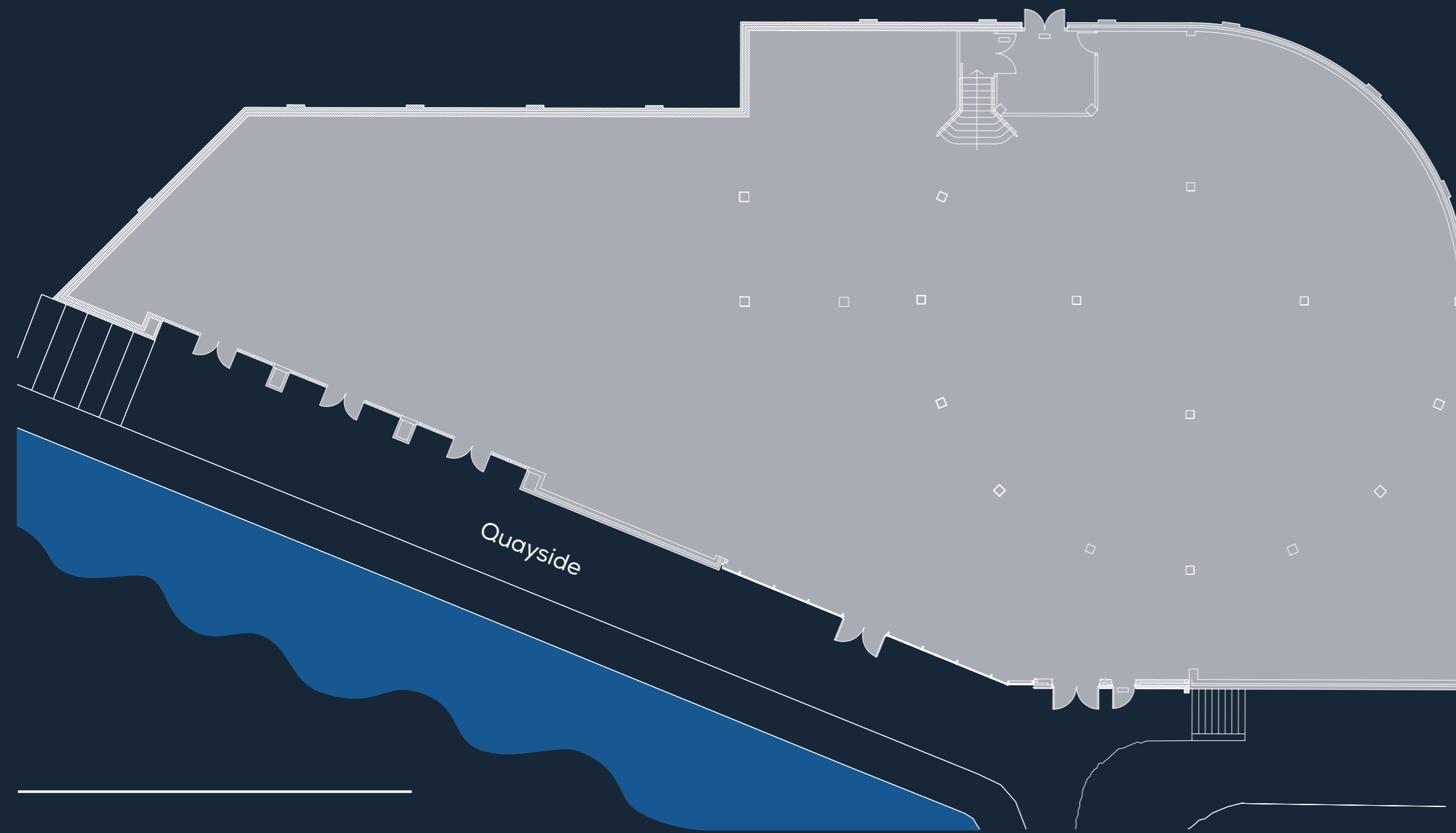


ANCHORAGE PLACE

OPPORTUNITY

ANCHORAGE PLACE COMPRISES A PARCEL OF LAND, EXTENDING TO APPROXIMATELY 0.23 ACRES (0.09 HECTARES), UPON WHICH IS BUILT A SINGLE STOREY, DETACHED BUILDING. THE PROPERTY PROVIDES A NET INTERNAL AREA OF APPROXIMATELY 9,569 SQ FT / 889 SQ M.

The building was historically utilised as an ancillary and support building to the larger offices in the area. Its uses have included a staff restaurant facility and gym / health centre.



SPECIFICATION

- 9,569 sq ft / 889 sq m
- Shell specification ready to receive fit out
- Fully glazed elevation overlooking the quayside
- Newly fitted ladies and gents w/c's, showers and cycle store
- Ability to create rooftop terrace
- DDA platform lift access
- 10 car parking spaces in multi-storey car park

ANCHORAGE PLACE

OPPORTUNITY

WATERSIDE OPPORTUNITY WITH POTENTIAL FOR A UNIQUE ROOFTOP TERRACE OVERLOOKING DOCK 9 IN THE HEART OF MEDIA CITY

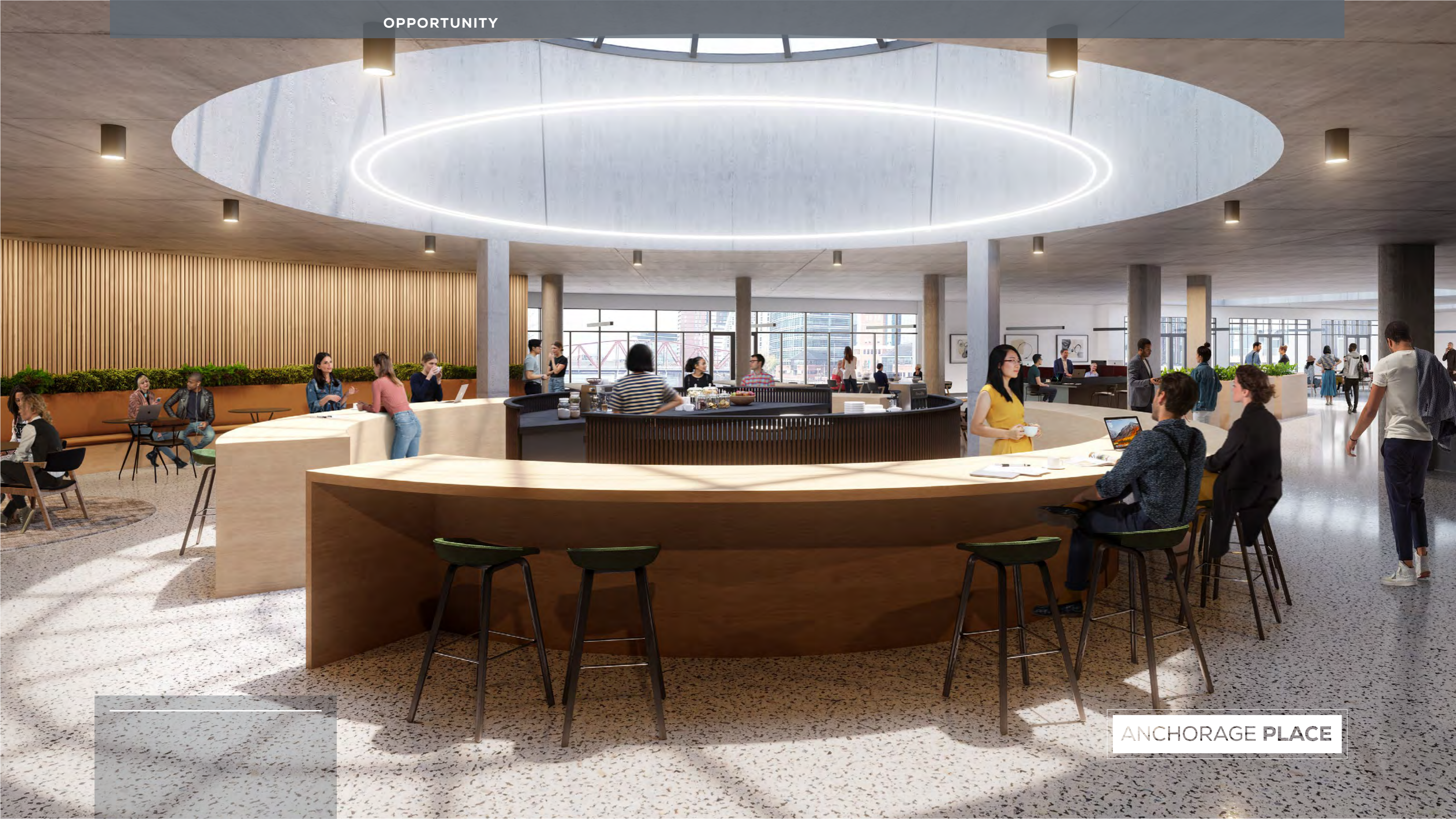
ANCHORAGE PLACE

ANCHORAGE **PLACE** PROVIDES AN OPPORTUNITY TO PRODUCE
A UNIQUE AND STUNNING ROOFTOP TERRACE



ANCHORAGE **PLACE**

OPPORTUNITY



ANCHORAGE PLACE

OPPORTUNITY



YOUR BLANK
CANVAS AWAITS



ANCHORAGE PLACE

LOCATION

PERFECTLY PLACED FOR

PRESTIGE

MEDIACITY UK IS HOME TO THE BIGGEST MEDIA COMPANIES IN THE UK INCLUDING, THE BBC AND ITV.

ANCHORAGE PLACE

LOCATION



Salford Quays provides a dynamic environment where the public, culture, media, business and tranquillity of the surrounding water contribute to the unique community.

There are over 2,200 new residential units under construction in this ever-growing hot spot. It is popular among professionals as a destination to live and work.



ANCHORAGE PLACE

LOCATION

MANCHESTER CITY CENTRE

SAT NAV: M50 3XE

ANCHORAGE PLACE

CORNBROOK

POMONA

TRAFFORD BAR

ANCHORAGE

SALFORD QUAYS

EXCHANGE QUAY

HARBOUR CITY

BUPA

WHARFSIDE

SALFORD QUAYS

MANCHESTER UNITED F.C.

MEDIACITY UK

THE LOWRY

MEDIACITY UK

IMPERIAL WAR MUSEUM

BBC

IMPERIAL WAR MUSEUM

ITV

← TO TRAFFORD CENTRE

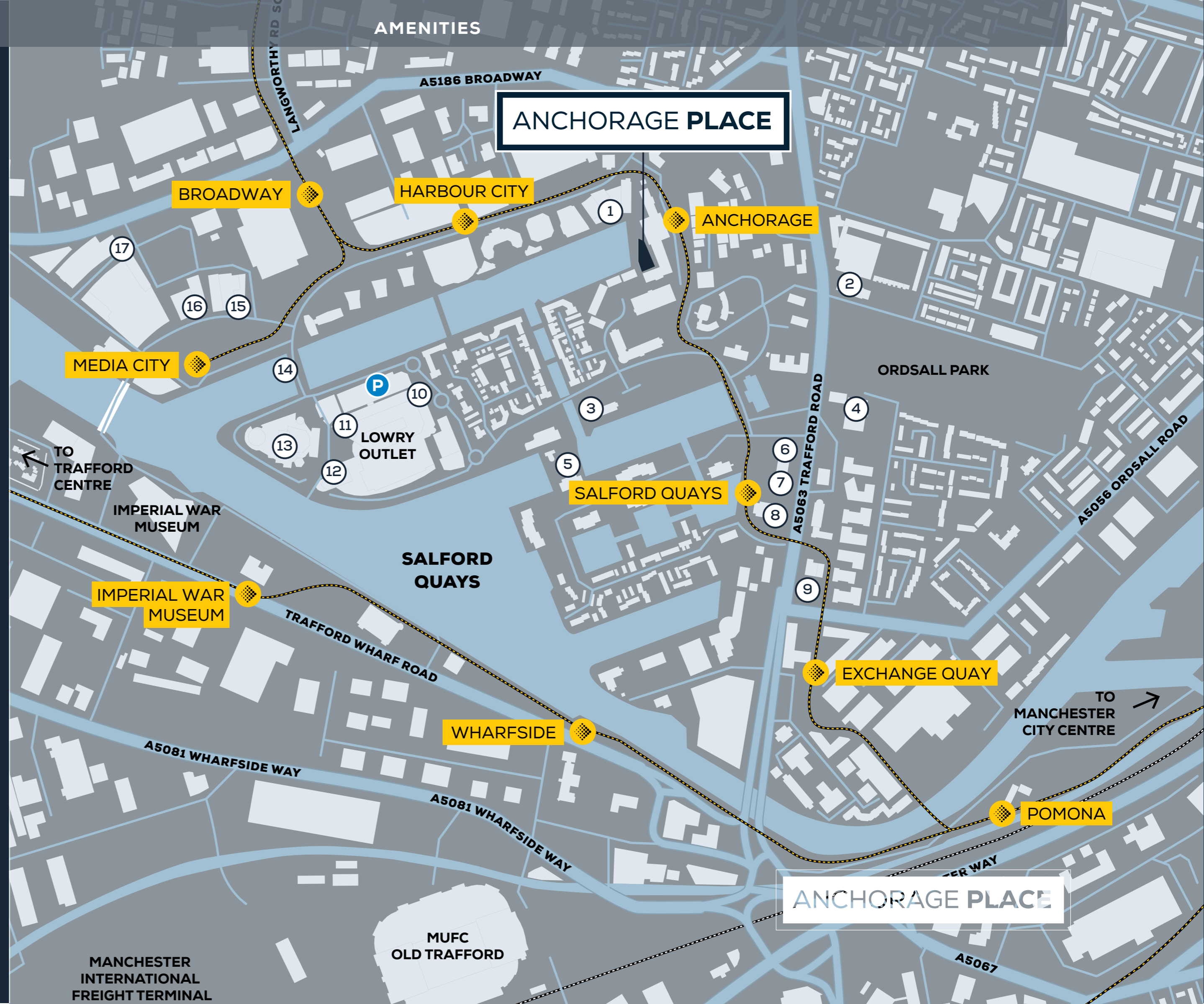
ANCHORAGE PLACE



LOCAL AMENITIES

The surrounding area combines; commercial, retail, leisure and residential uses. Nearby amenities include:

- 1 Reflection Lounge
- 2 Travelodge
- 3 Premier Inn
- 4 Tesco Express
- 5 Holiday Inn
- 6 Shahi Massala
- 7 Chiquito
- 8 Frankie & Benny's
- 9 Ibis Hotel
- 10 Marks & Spencer
- 11 Nandos
- 12 Pizza Express
- 13 Lowry Theatre
- 14 The Alchemist
- 15 The Botanist
- 16 The Dockyard
- 17 Booths



AMENITIES



ANCHORAGE PLACE

CONNECTIVITY

SAT NAV: M50 3XE



BUS NETWORK

Salford Quays is well served by bus routes.



METROLINK ACCESS

Situated 70 metres from Anchorage Metrolink Station.



CYCLE

Salford Quays benefits from dedicated cycle & pedestrian routes.



MOTORWAY ACCESS

Immediate access to the motorway network.



AIRPORT

Manchester Airport is within easy reach.

ANCHORAGE PLACE



LEASE

The premises are to be made available on the basis of a new lease for a term to be agreed on full repairing and insuring terms.

Subject to contract without prejudice.

RENT

Upon application.

CURRENT PLANNING USE

Classes A1 and A3 of the Use Classes Order 1987. However, other uses may be permitted upon application of the local planning authority.

VIEWING

For all enquiries please contact the sole letting agents, Colliers.

For Office enquiries contact:

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ANCHORAGE PLACE