



FLEXIBLE WATERSIDE OFFICES TO LET

# MEDIAVILLAGE

WATERFRONT QUAY, SALFORD QUAYS

[ENTER](#)



Surrounded by water on three sides Media Village on Waterfront Quay provides over 120,000 sq ft of commercial space in the centre of Salford Quays.

At the forefront of the regeneration of Salford Quays over the last 25 years, Media Village now offers a range of opportunities for occupiers seeking flexible and cost effective solutions to their occupational needs.

Existing occupiers include Guardian Media Group, Future Electronics and Computer Centre (UK).



**AT THE HEART  
OF THE ACTION,  
IN AND AROUND  
MEDIA CITY**

**MEDIA VILLAGE**





Salford Quays comprises approximately 280 acres of former docklands which was comprehensively cleared in the early 80's to make way for one of the UK's most successful urban regeneration projects – Salford Quays.

Following the BBC's decision to relocate to MediaCityUK the whole of Salford Quays has been re-designated by Salford City Council as 'Media City'.

ITV and SIS have followed BBC into MediaCityUK which has created a media power house for the area and is acting as a catalyst for attracting further high profile occupiers.

SALFORD QUAYS AND MEDIA CITY HAVE NOW EFFECTIVELY MERGED TO PROVIDE ONE OF THE MOST DYNAMIC COMMERCIAL AND CREATIVE AREAS IN THE WHOLE OF THE UK





Built in the late 1980's / early 90's Waterfront Quay has been at the heart of the regeneration of Salford Quays and is set now to provide a more flexible low budget option for Salford Quays / Media City occupiers.

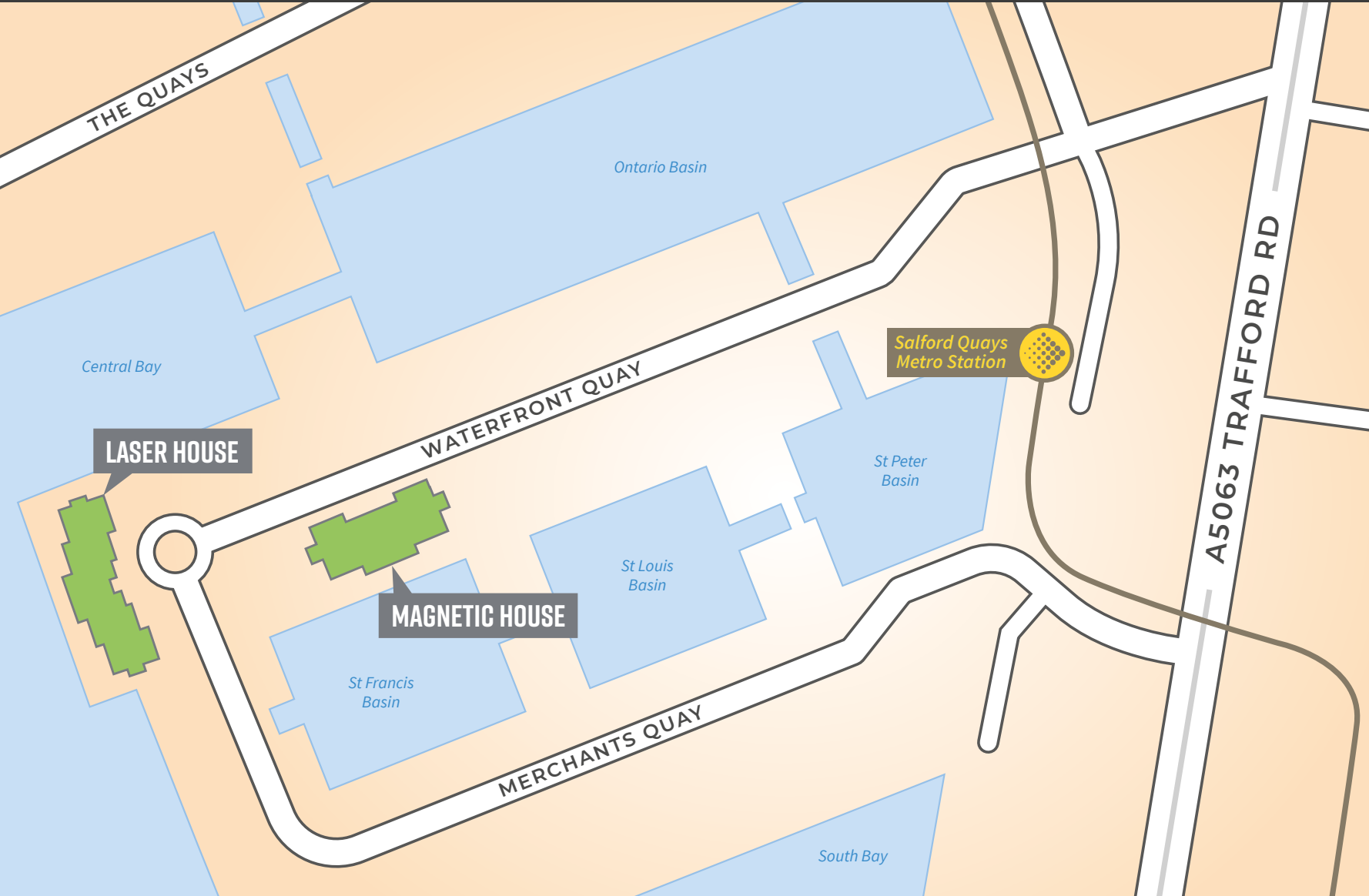
The accommodation is available in a range of suite sizes both fitted and unfitted.

There is plentiful car parking allocated to each building at a ratio of 1 space per 250 sq ft.



AVAILABLE FOR  
FLEXIBLE SHORT  
TERM LETTINGS

DESCRIPTION



# MASTERPLAN



LASER HOUSE 11,468 SQ FT



MAGNETIC HOUSE 7,114 SQ FT



DESCRIPTION

Laser House occupies a prominent location at the end of Waterfront Quay with panoramic views across the Manchester Ship Canal.

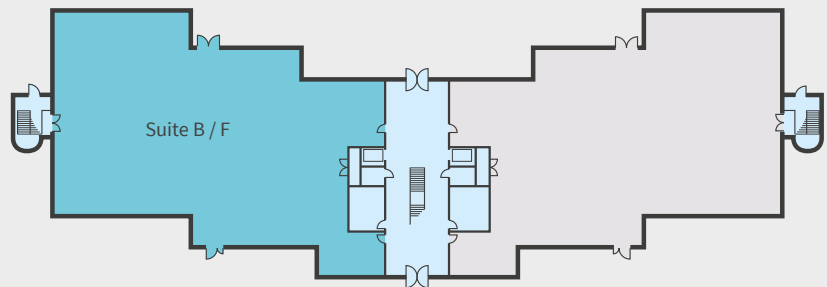
AVAILABLE ACCOMMODATION

Ground Floor	Suite B	5,719 sq ft
Second Floor	Suite F	5,749 sq ft
Total		11,468 sq ft

[GALLERY >](#)

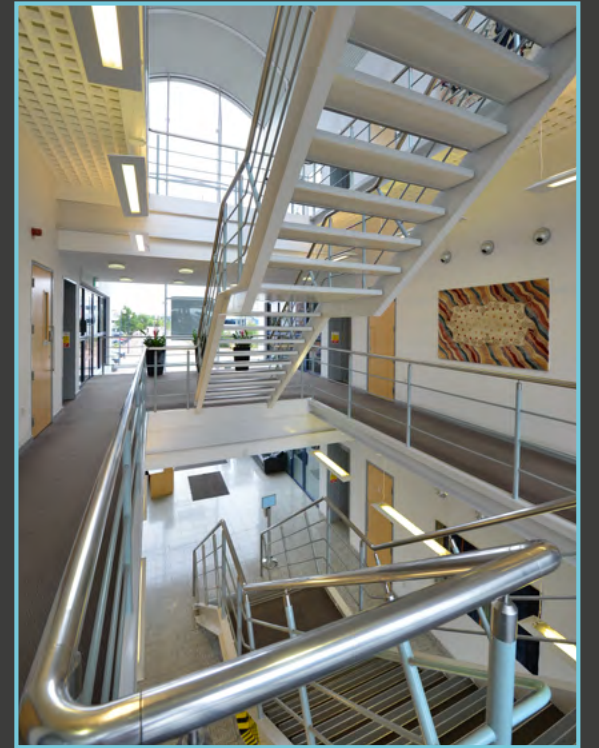


TYPICAL FLOORPLAN



LASER HOUSE









# MAGNETIC HOUSE

## DESCRIPTION

Magnetic House was the last building to be built on Waterfront Quay and overlooks St Francis Basin.

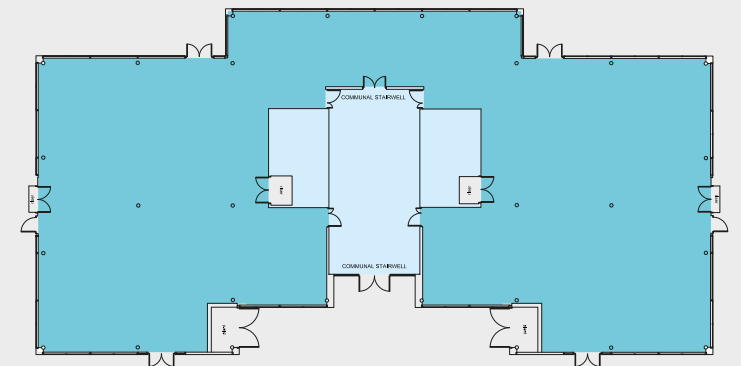
## AVAILABLE ACCOMMODATION

Ground Floor	7,114 sq ft
<b>Total</b>	<b>7,114 sq ft</b>

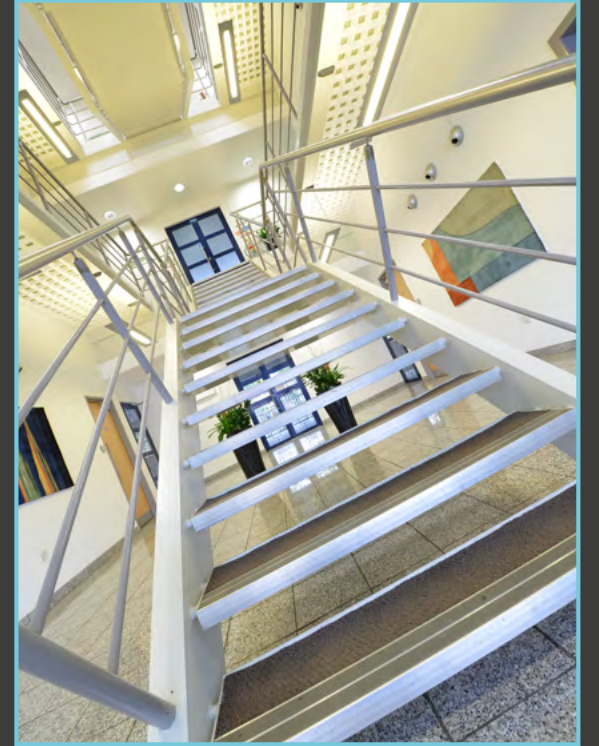
Accommodation can be sub-divided to provide a range of suite sizes from c. 1,046 sq ft upwards.

[GALLERY >](#)

## GROUND FLOORPLAN













A HOST OF AMENITIES ON THE DOORSTEP

A wide range of hotels (budget – 4 star); restaurants; coffee shops; convenience stores; supermarkets; leisure and fitness clubs; cinemas, theatres, and a museum watersports centre are all within walking distance. You can even enjoy open water swimming and Dragon Boat racing in the summer months!

If you want more, the Trafford Centre and Manchester city centre are only a short distance away.

For sports fans, Manchester United FC, Lancashire Cricket Club in Old Trafford add further prestige to the area.



# AMENITIES

RESTAURANTS



HOTELS



SHOPPING & LEISURE







EPC

Energy Performance Certificates are available on request.

VIEWING

For further information or an appointment to view please contact either of the joint letting agents.

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