



Osprey

To Let
Osprey The Nest
Vauxhall office space
From 1,200 sq ft
All enquiries please call 020 898 8982
CBRE

MediaCityUK

An international hub for technology, innovation and creativity.

Home to the likes of the BBC, ITV, Ericsson, dock10 and Kellogg's, and complemented by more than 250 smaller media and digital businesses.

As a focal point for nurturing the best talent and host to a wide variety of leisure activities, MediaCityUK is a vibrant, sustainable destination to work, live and play, on the banks of the Manchester Ship Canal.





MediaCityUK

Kingfisher

Mallard

Falcon

Kestrel

Osprey

The **nest**

A creative cluster

The *nest* is a cluster of five buildings located at MediaCityUK. On the banks of the Manchester Ship Canal, it's a stunning waterside location.

Osprey, Kestrel, Falcon, Mallard and Kingfisher provide a mix of self contained units and multi-let buildings. **The *nest*** is an ideal hub for tech, digital and creative businesses.

Specification



Waterside location



Newly refurbished reception and communal area



Secure gated on-site car parking



WC's and shower/changing Facilities



Located on Broadway at the main gateway to MediaCityUK



Suspended ceiling, incorporating LG7 compatible LED lighting



Carpeting throughout



Underfloor access system



Competitive terms



Amenities



THE NEIGHBOURS

BBC **itv**

Kellogg's **doc10**

THE LANDING University of **Salford** MANCHESTER

ERICSSON **utc** @MediaCityUK

SIS **THG**

M&S EST. 1884 **Bupa**

RETAIL

- 1 Newsagent
- 2 Outlet Shopping
- 3 Booths
- 4 WH Smith

CONVENIENCE

- 5 Dry Cleaner
- 6 Post Office
- 7 Barbers
- 8 Dentist

FOOD & DRINK

- 9 Costa
- 10 Prezzo
- 11 Wagamama
- 12 Dockyard
- 13 Craft Brew
- 14 Nandos
- 15 Starbucks
- 16 Marco's
- 17 Pret a Manger
- 18 The Alchemist
- 19 The Botanist

LEISURE

- 20 Gym
- 21 Cinema
- 22 Imperial War Museum
- 23 Lowry Theatre
- 24 Old Trafford MUFC & Cricket Ground

HOTEL

- 25 Holiday Inn
- 26 Premier Inn

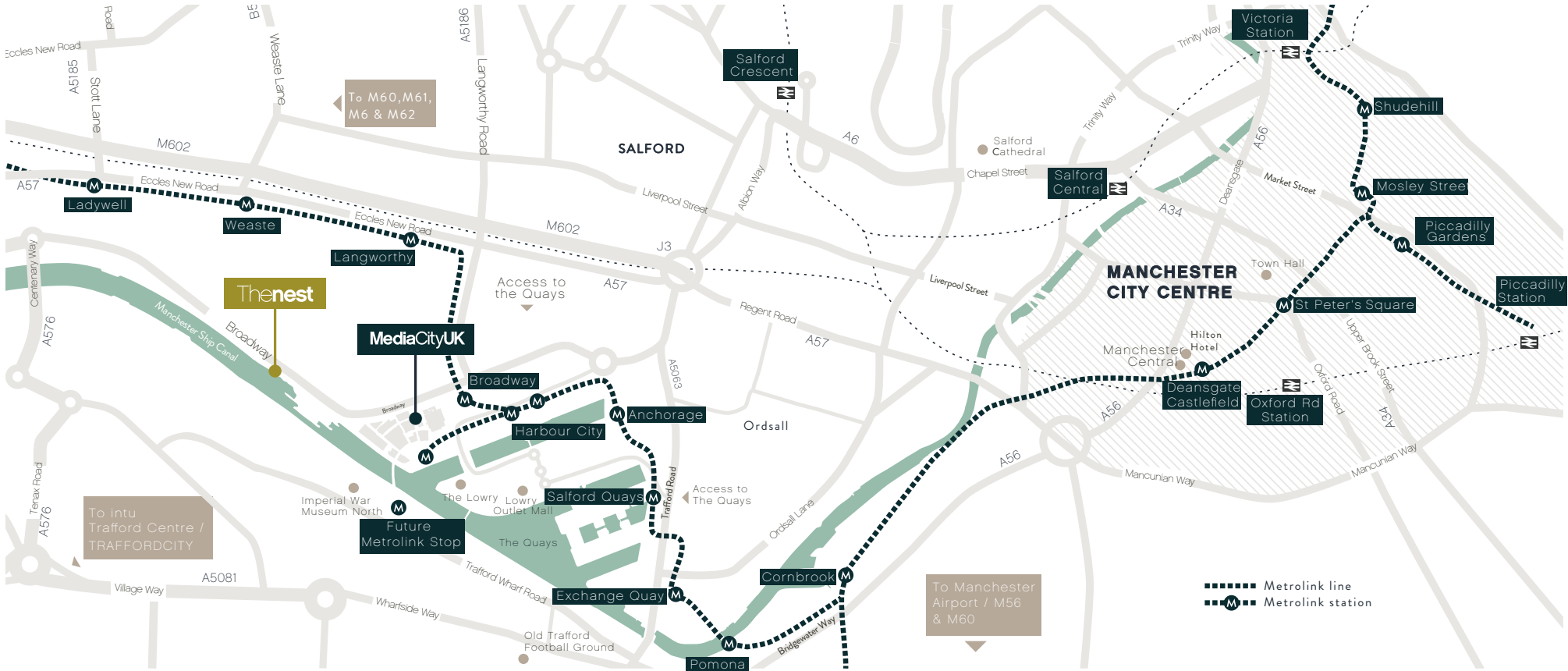
TRANSPORT

- Harbour City Tram Stop
- Broadway Tram Stop
- MediaCityUK Tram Stop
- Future Metrolink Stop
- Car Park
- Bus Stops

Connected

SAT NAV: M50 2UE

The**nest** is ideally located for access to both Manchester City Centre and the regional motorway network with the M602 close by. Manchester International Airport is 12 miles away and Broadway Metrolink station and the bars, restaurants and leisure amenities of MediaCityUK are a short walk away.



THENEST TO THE PIAZZA AT MEDIACITYUK

..... 6 mins

TRAM JOURNEY TIMES

St Peter's Square 15 mins
 Piccadilly Station 23 mins
 Exchange Square 26 mins
 Victoria Station 27 mins

MANCHESTER AIRPORT TO MEDIACITYUK

..... 17 mins
 20 mins

LONDON TO MANCHESTER

..... 1 hr 5 mins
 2 hrs 8 mins
 3 hrs 46 mins

BIRMINGHAM TO MANCHESTER

..... 1hr 28 mins
 1 hr 39 mins

LIVERPOOL TO MANCHESTER

..... 48 mins
 40 mins

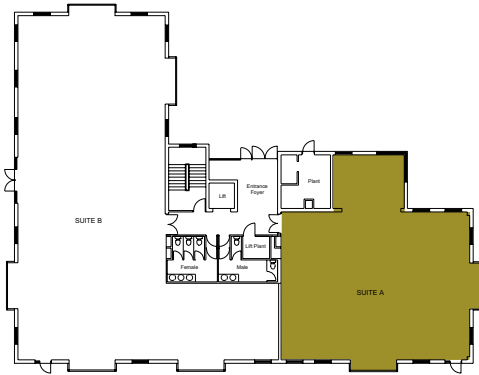
LEEDS TO MANCHESTER

..... 48 mins
 1hr 8 mins

Availability

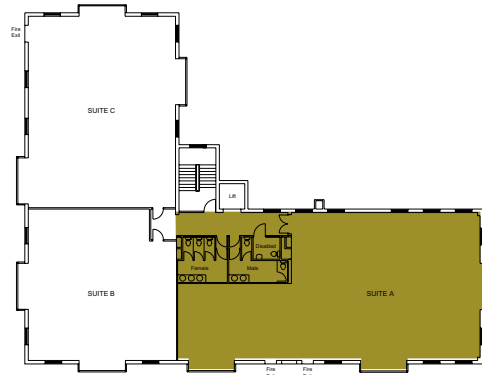
Osprey has been recently refurbished. All other available space is subject to refurbishment.

Osprey@Thenest



Ground Floor

Suite A: 2,095 sq ft (195 sq m)



First Floor

Suite A: 2,475 sq ft (230 sq m)

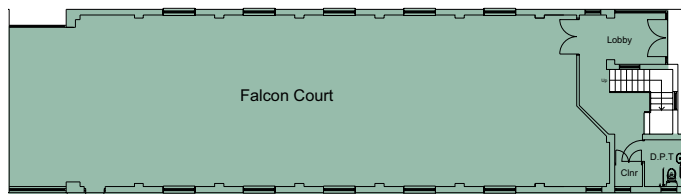


Second Floor

Suite B: 3,935 sq ft (365 sq m)

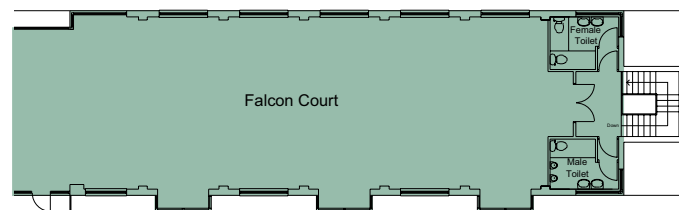
 Available Space

Falcon@Thenest



Ground Floor

Suite A: 2,015 sq ft (187 sq m)



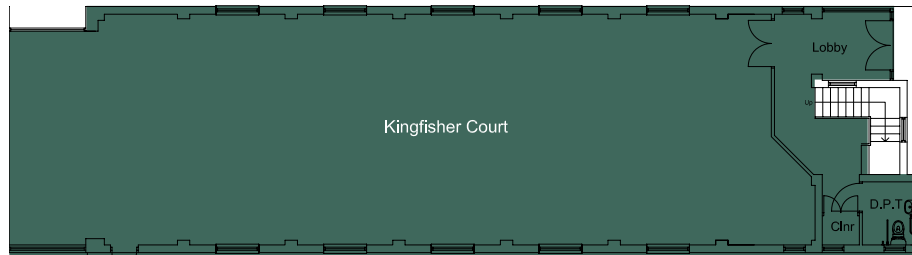
First Floor

Suite A: 1,920sq ft (178 sq m)

 Available Space

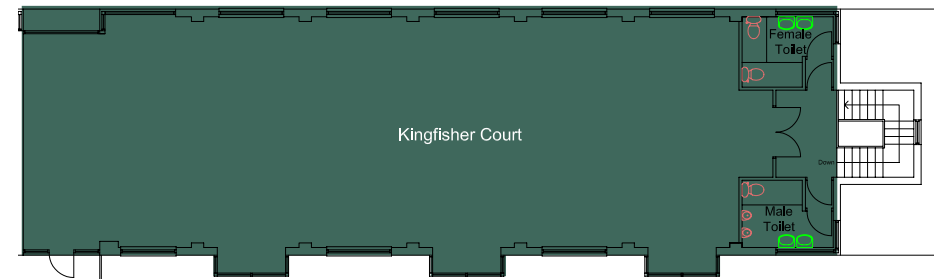
Availability

Kingfisher@The nest



Ground Floor

Suite A: 2,015 sq ft (187 sq m)

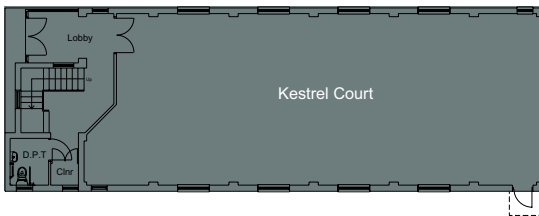


First Floor

Suite A: 1,920 sq ft (178 sq m)

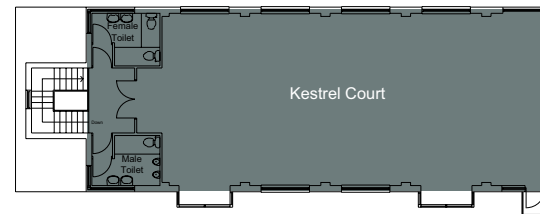
 Available Space

Kestrel@The nest



Ground Floor

Suite A: 1,560 sq ft (145 sq m)



First Floor

Suite A: 1,450 sq ft (135 sq m)

 Available Space



Rates/Service Charge

The occupier will also be responsible for the rate charges levied on the demise and car parking spaces.

The development is owned and managed by Peel L&P and the occupier will bear an apportioned cost of the management and maintenance.

Rent

On application to the joint letting agents.

VAT

All outgoings are subject to VAT.



Peel L&P

Realising Possibility.

We are an ambitious regeneration business with generations of history, heritage and expertise in our DNA. First established in 1971, Peel L&P is now responsible for some of the most transformational development projects in the UK today.

Owning and managing 12 million sq ft of property and 20,000 acres of land and water, our holdings are concentrated in the north west of England but we also own and manage significant assets throughout the UK with a total portfolio value of £2.6 billion. This includes airports, hotels, waterways, media hubs, event spaces, leisure facilities, retail, workspaces, residential development, industrial & logistical space, public realm, historic gardens and the renewable energy sector.

As a part of the Peel Group; we are integral to a business that strives to make a positive impact on people's lives.

We see possibility. We deliver transformation.



TOMORROW
MediaCityUK



The Vic
MediaCityUK



Princes Dock
Liverpool Waters

Further information

If you would like to find out more about the opportunities in **Thenest** and how this office space could work for you, please get in touch as we're here to help.

Visit peellandp.co.uk/mediacityuk or contact:

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 **MediaCityUK**

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