



# THE VIC

WORKSPACE TO BREATHE



PEEL | **MediaCityUK**



THE VIC



EXTERIOR  
RAISED COURTYARD

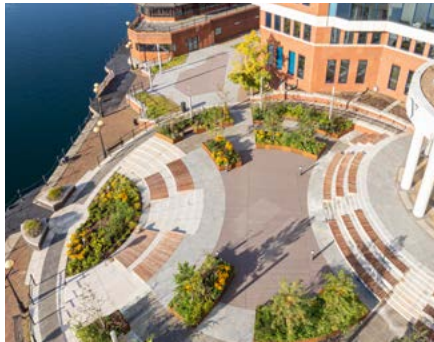
## WORKSPACE

TO BREATHE

The Vic is a major remodelling of a character building occupying a waterside setting at MediaCityUK. It is the anchor of Harbour Lane - an area with health, wellbeing and mindfulness at its core.



Communal spaces have been re-imagined inside and out to reflect the needs of modern business with Wi-Fi enabled areas dedicated to promote flexible co-working, innovation and creativity as well as natural green spaces to retreat to for quiet reflection and calm.



## SUSTAINABILITY

The major remodelling of The Vic means that it now benefits from best in class sustainability credentials:

Peel L&P's vision is to create sustainable environments where people and businesses can flourish. This means delivering benefits to communities and the environment in everything we do.

We seek to operate in a highly sustainable way and part of this is through Peel L&P certified energy management system. ISO 50001, which helps us to monitor and reduce the energy costs of the buildings we manage.

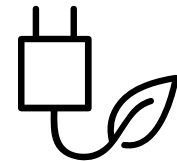
Our target is to reduce energy use by 3% per annum, cumulatively from a 2014 baseline across our property portfolio. We have developed a range of sustainability policies to guide the way we work and these are available on request.



The Vic is one of 17 Peel L&P buildings to have achieved net zero carbon status



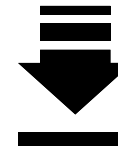
The Vic is under the wing of Peel L&P's well established ISO 50001 energy management system



£1,105,000 dedicated to installing state-of the art energy saving equipment



Peel L&P has met its energy reduction targets 4 years in a row



1,000,000 kWh per year – reduction in gas and electricity use since 2018



Since 2018, energy saving projects at The Vic have reduced carbon dioxide emissions by nearly 600 tonnes a year

### THE THREE PILLARS OF SUSTAINABILITY



ECONOMIC INVESTMENT



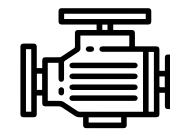
ENVIRONMENTAL RESPONSIBILITY



COMMUNITIES



Reduction in annual gas use for heating by 16% due to installation of a new 1,000 kW modular condensing boiler



The Vic's new, super-efficient micro Combined Heat and Power system is about the size of a car engine



## THE BUILDING



The Vic is one of 17 Peel L&P buildings to have achieved net zero carbon status

- > Major remodelling completed in 2019
- > Nine-storey office building totalling 115,060 sq ft (10,688 sq m)
- > Landscaped outdoor terrace
- > Bean cafe and informal meeting space in reception area
- > Free Wi-Fi in communal areas
- > Stunning double-height entrance hall
- > Four high-speed passenger lifts
- > Male and female WCs
- > Disabled WCs and shower rooms situated on floors 1-8 of the building
- > 24-hour security service and 24 hour access
- > Excellent fibre optic connectivity
- > A secure cycle hub including showers and changing facilities
- > Harbour City Metrolink stop directly outside
- > Gallery space in reception featuring local designers





EXTERIOR  
RAISED COURTYARD



INTERIOR  
RECEPTION AREA



THE NEIGHBOURS

RETAIL

- 1 Newsagent
- 2 Outlet Shopping
- 3 Booths
- 4 WH Smith
- 5 Sainsbury's

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 Ziferblat
- 16 Starbucks
- 17 Marco's
- 18 Pret a Manger

- 19 The Alchemist
- 20 The Botanist
- 21 Cargo

LEISURE

- 23 Gym
- 24 Cinema
- 25 Imperial War Museum
- 26 Lowry Theatre
- 27 Old Trafford MUFC & Cricket Ground

HOTEL

- 27 Holiday Inn
- 28 Premier Inn

TRANSPORT

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

COMMERCIAL SPACE

- 1 The Vic
- 2 The Alex
- 3 Harbour City Multi-Storey Car Park
- 4 MediaCityUK





THE VIC



## WORKSPACES

<b>5th Floor</b>	14,970 sq ft	1,391 sq m
<b>4th Floor</b>	16,220 sq ft	1,507 sq m
<b>3rd Floor</b>	16,220 sq ft	1,507 sq m
<b>2nd Floor</b>	16,220 sq ft	1,507 sq m
<b>1st Floor</b>		
<b>Suite A</b>	6,530 sq ft	606 sq m
<b>Suite B</b>	6,530 sq ft	606 sq m
<b>TOTAL</b>	76,690 sq ft	7,125 sq m

## SPECIFICATION

- > Full access raised floors with integral floor boxes
- > Air-conditioning
- > Suspended ceilings with LED lighting
- > Male, female & disabled WCs and shower rooms on all floors
- > Delivery bay and storage in basement



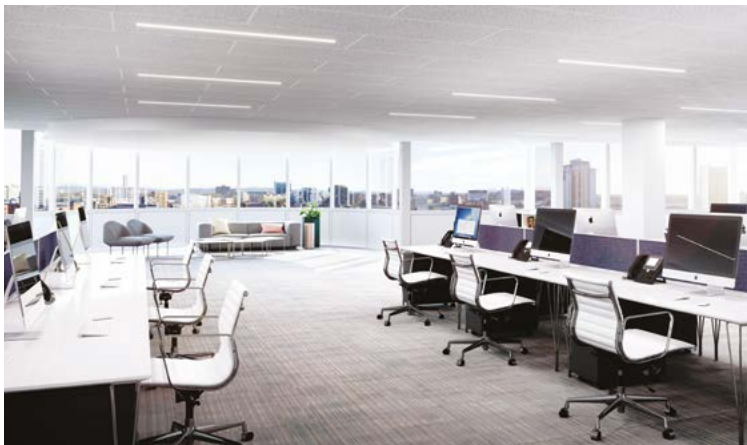
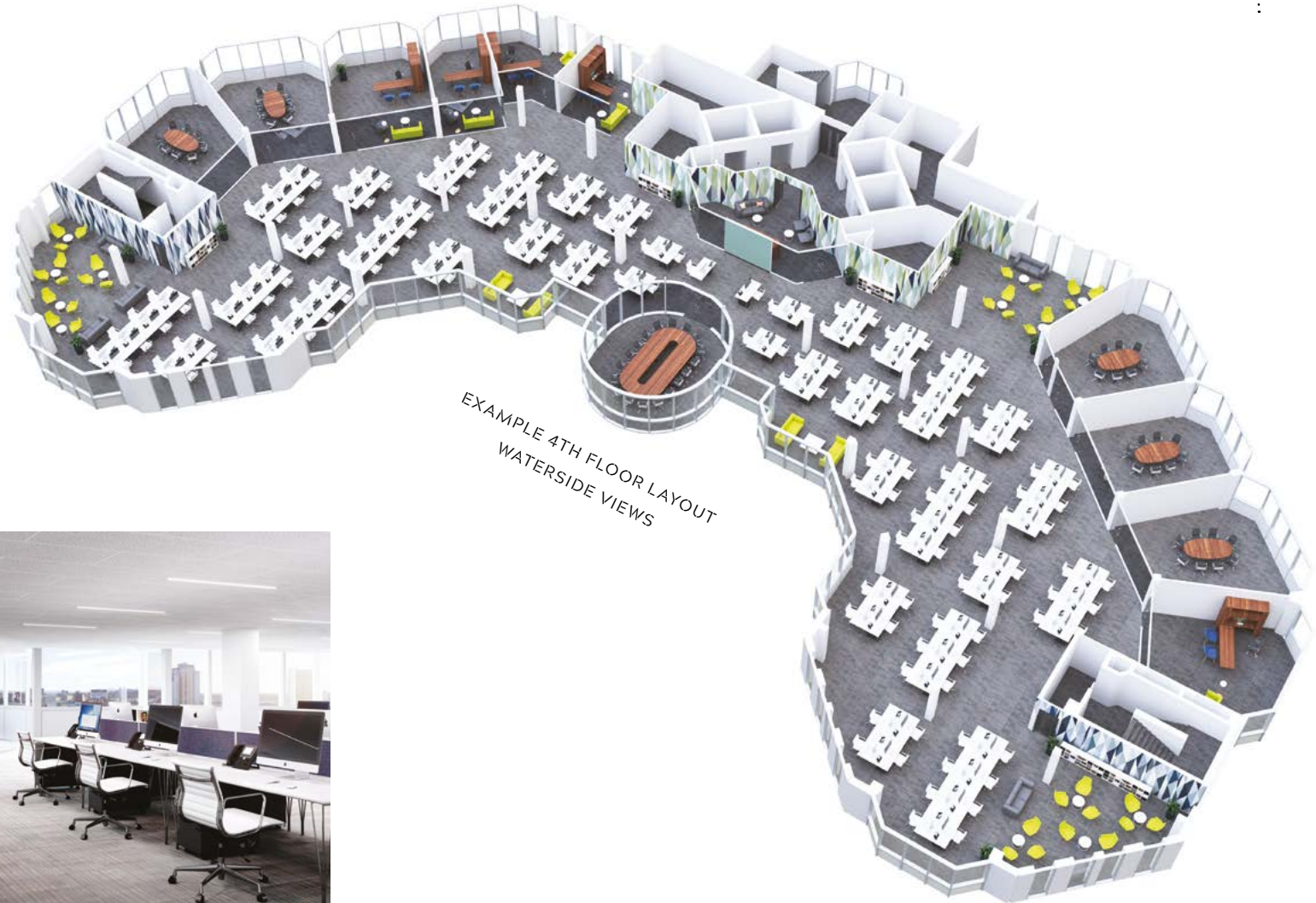


THE VIC

## YOURS TO CREATE

Space at The Vic provides a blank canvas to create workspace that is perfect for you and your people. Here are just a couple of example floor layouts of the fourth floor.





**PARKING**

Connected by an enclosed link bridge with secure barrier, controlled car parking is available in the adjacent multi-storey car park at a ratio of 1:250 sq ft. Additional parking may be available on a licence basis.

**ELECTRIC VEHICLE CHARGING POINTS**

To accommodate the rapidly increasing number of electric vehicles and to create a more environmentally friendly destination, the multi-storey car park has a number of electric car charging points installed.

**WIRED SCORE SILVER CERTIFICATION**

Businesses depend on reliable internet to thrive and grow and The Vic benefits from Wired Score Silver Certification promoting best-in-class building connectivity.

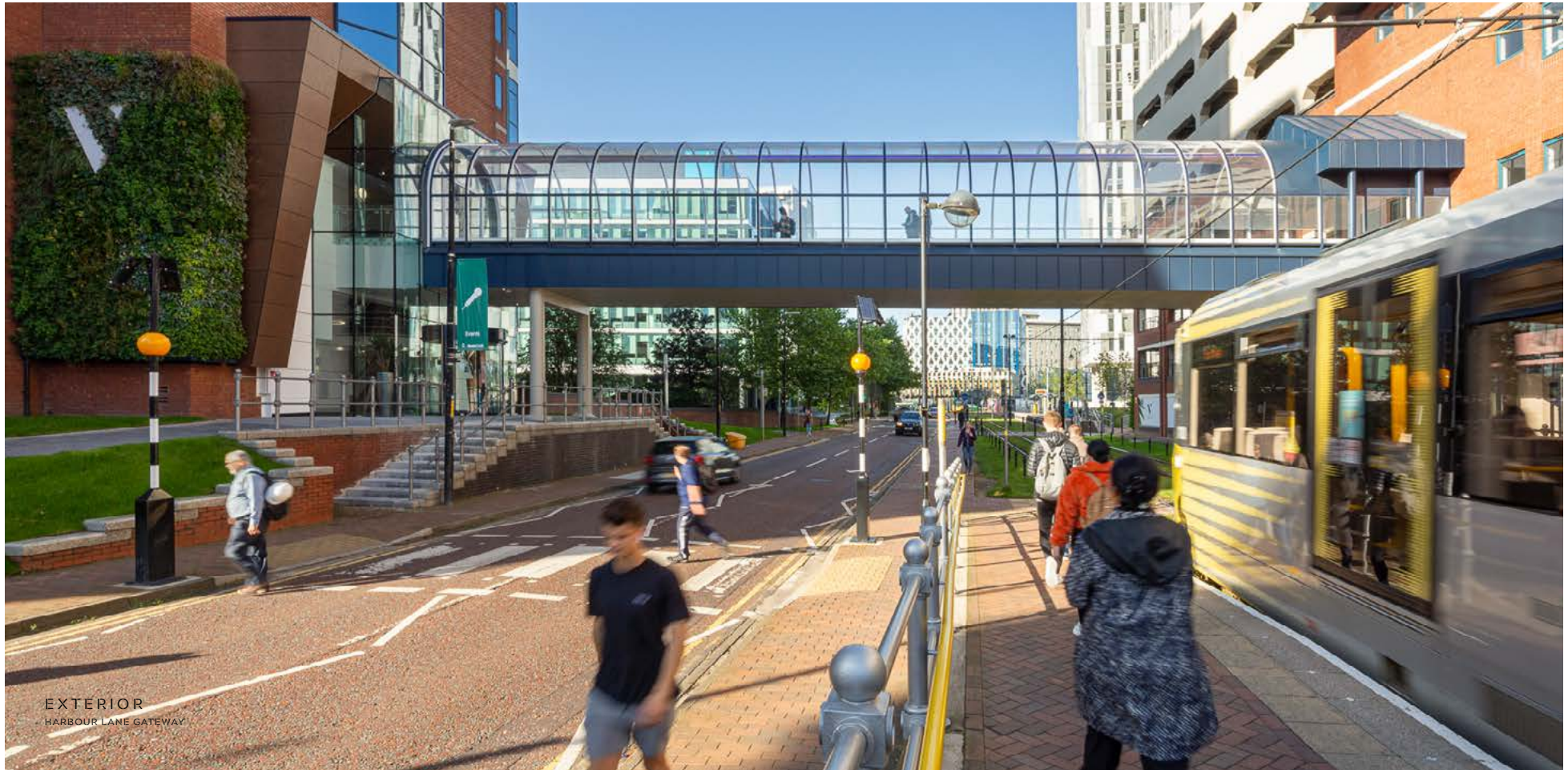
**RATES/SERVICE CHARGE**

The occupier will also be responsible for the business rates levied on the demise and car parking spaces. The building is owned and managed by Peel L&P and the occupier will bear an apportioned cost of the management and maintenance upon application.

**LEASE TERMS**

The available accommodation is being offered on a new full repairing and insuring lease for a term of years to be agreed.





EXTERIOR  
HARBOUR LANE GATEWAY



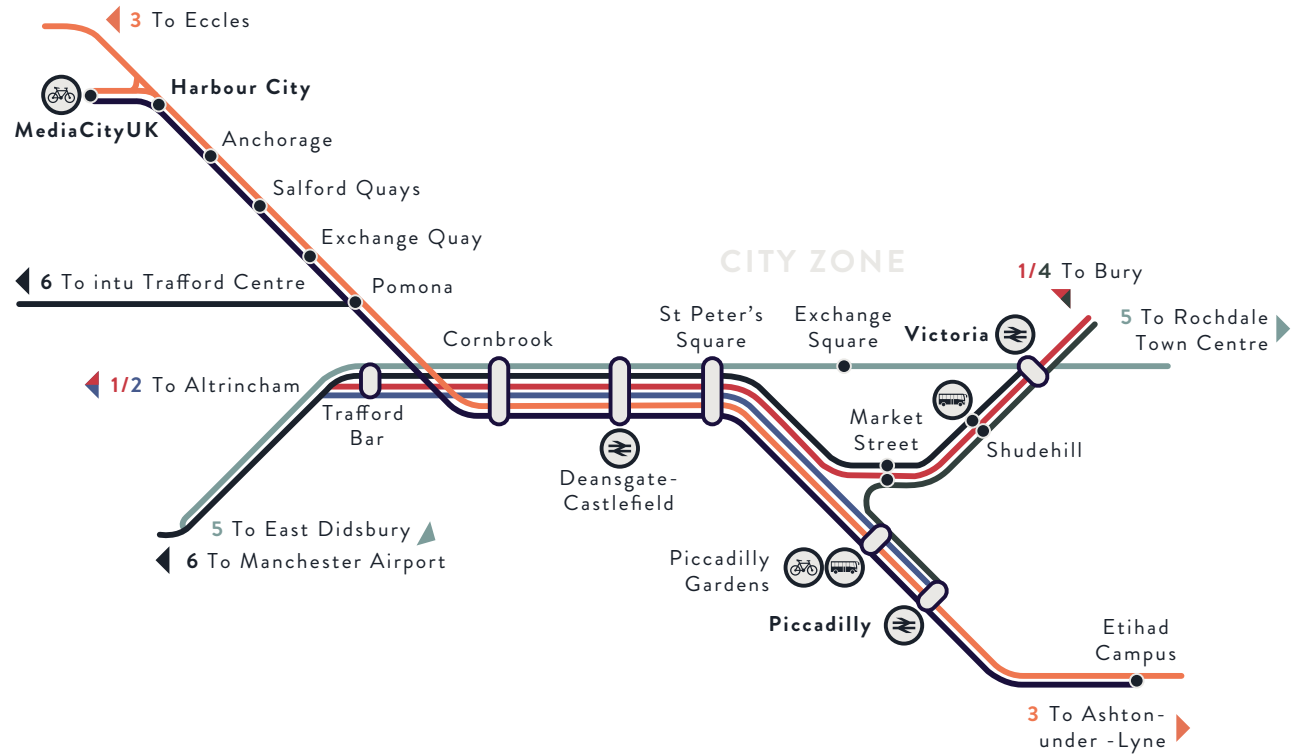
THE VIC

# CONNECTIVITY

Basing your business at The Vic means you can enjoy all the benefits of being located at MediaCityUK, whilst being well connected to Manchester City Centre. With tram stops and bus routes on the doorstep, The Vic connects you to the most vibrant neighbourhoods in the North West.

### KEY

- Change with other services
- Cycle Hub membership required
- Rail Interchange
- Bus Interchange



### THE VIC TO THE PIAZZA AT MEDIACITYUK

..... 2 mins (400m)

### TRAM 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

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

### LIVERPOOL TO MANCHESTER

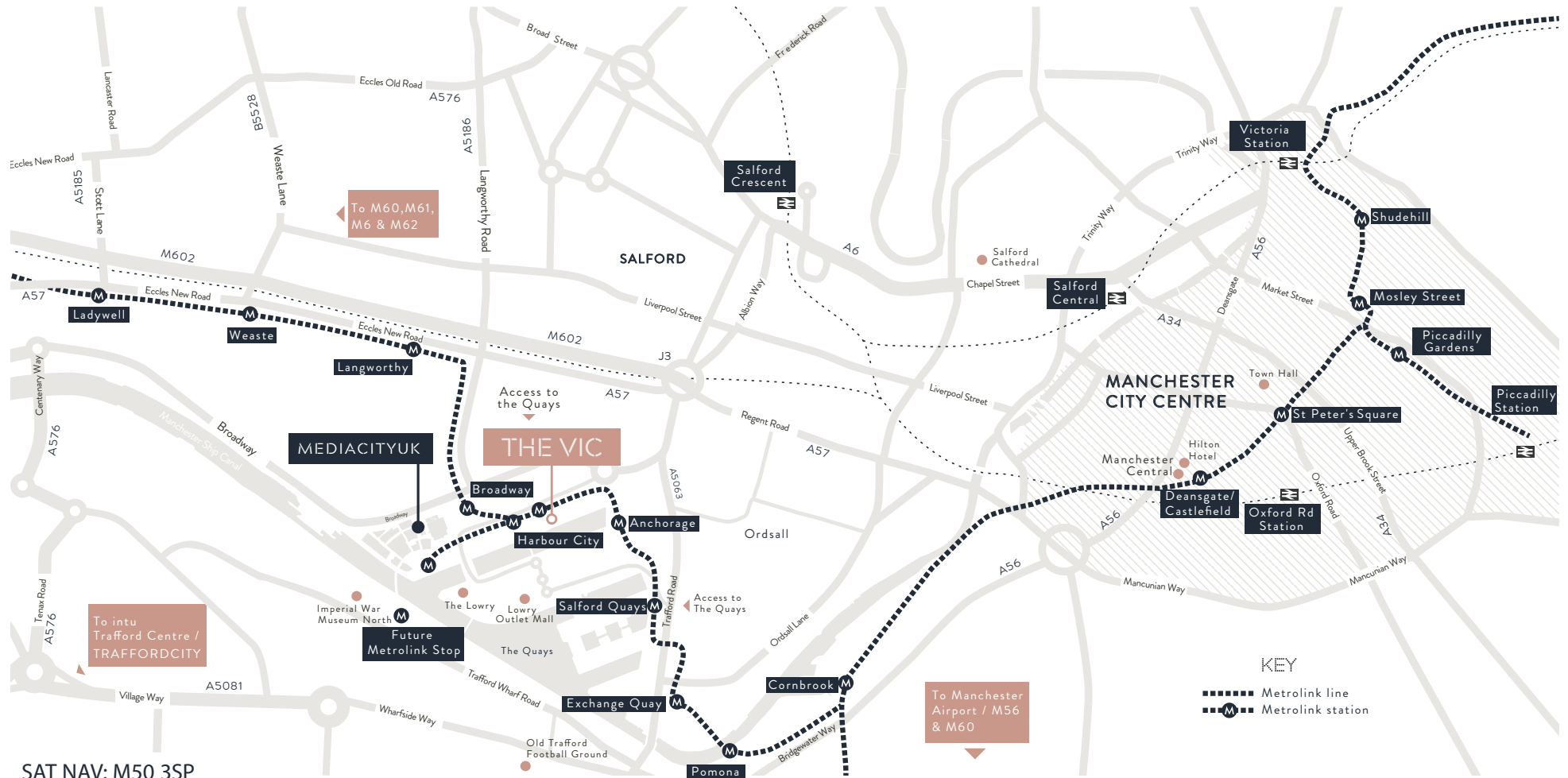
..... 48 mins  
 ..... 40 mins

### LEEDS TO MANCHESTER

..... 48 mins  
 ..... 1 hr 8 mins



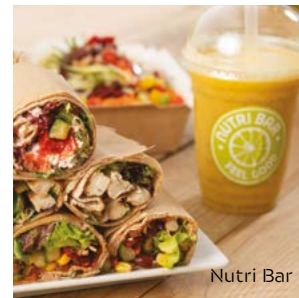
# LOCATION



SAT NAV: M50 3SP

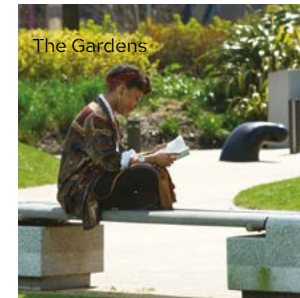
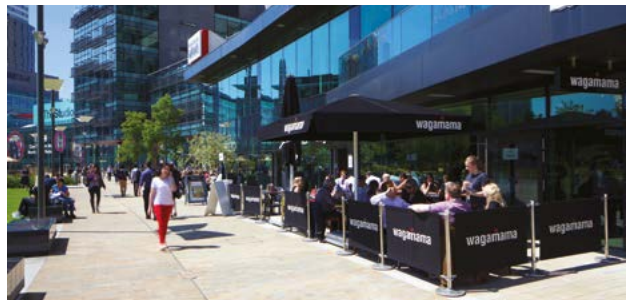


# HEALTH & WELLBEING





COMMUNITY  
MEDIACITYUK



The Botanist



The Open Centre





## THE VIC

MEDIACITYUK

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