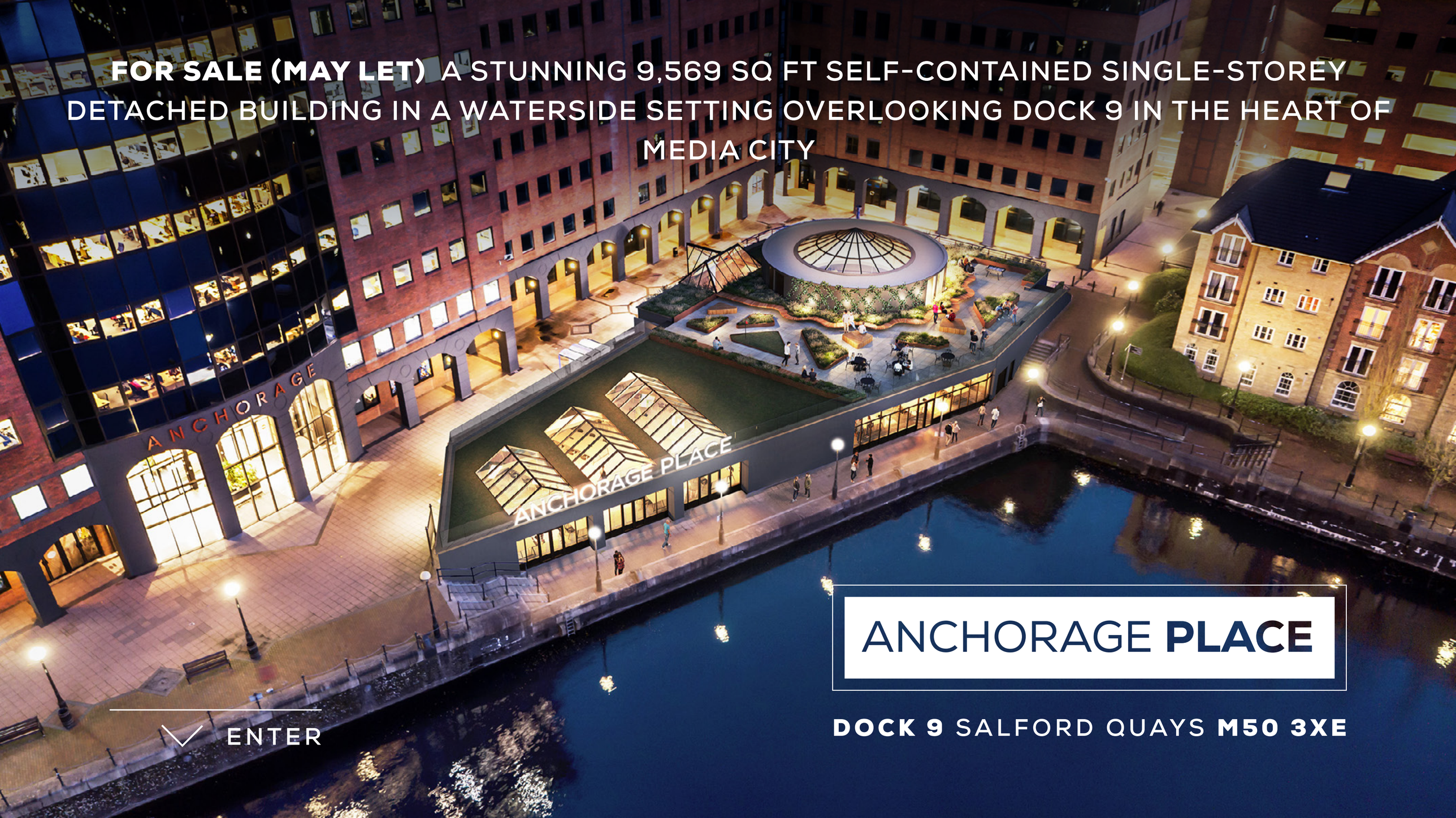


FOR SALE (MAY LET) A STUNNING 9,569 SQ FT SELF-CONTAINED SINGLE-STOREY DETACHED BUILDING IN A WATERSIDE SETTING OVERLOOKING DOCK 9 IN THE HEART OF MEDIA CITY

ANCHORAGE **PLACE**

DOCK 9 SALFORD QUAYS **M50 3XE**

ENTER

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.

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.

PERFECTLY PLACED FOR

OPPORTUNITY

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

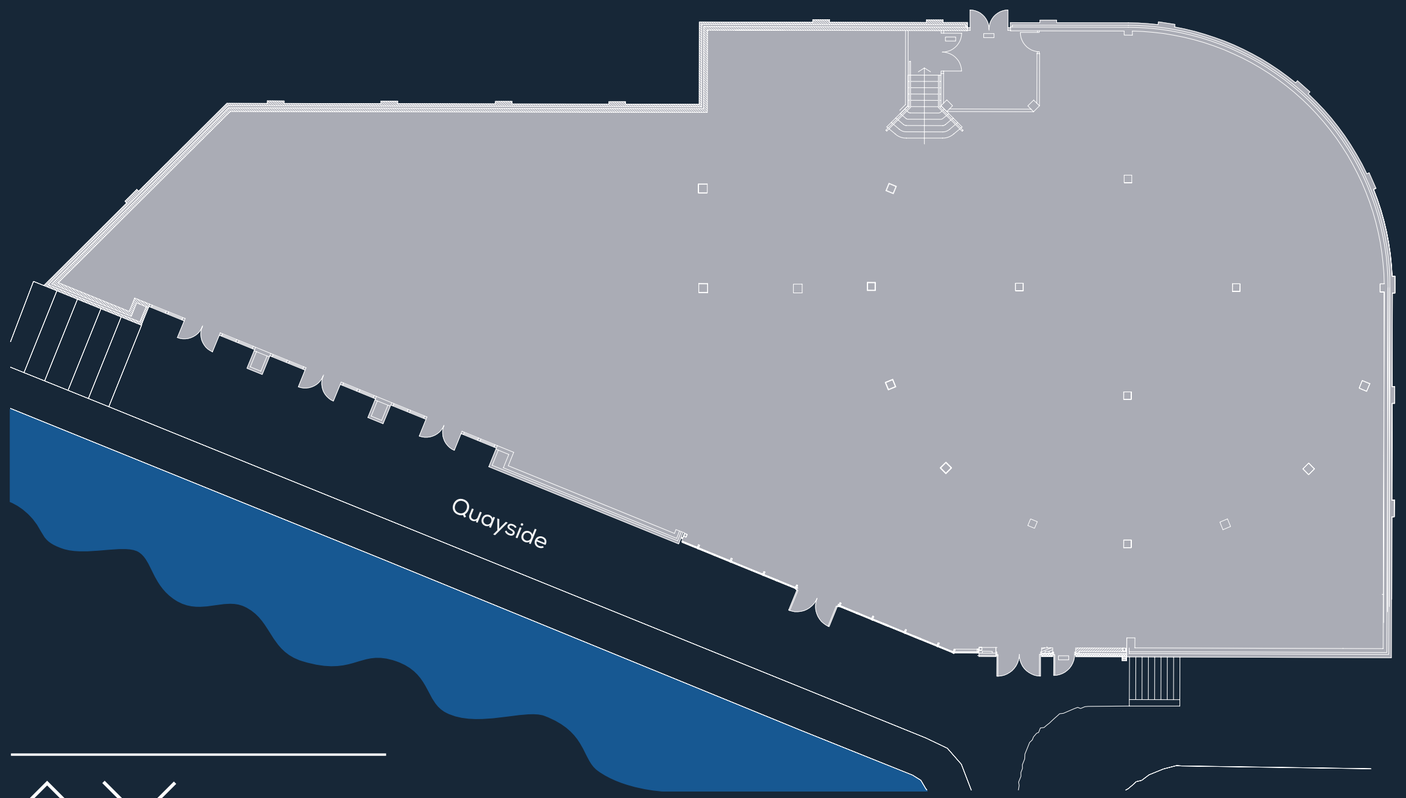
ANCHORAGE PLACE



ANCHORAGE **PLACE**

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**

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**



ANCHORAGE **PLACE**







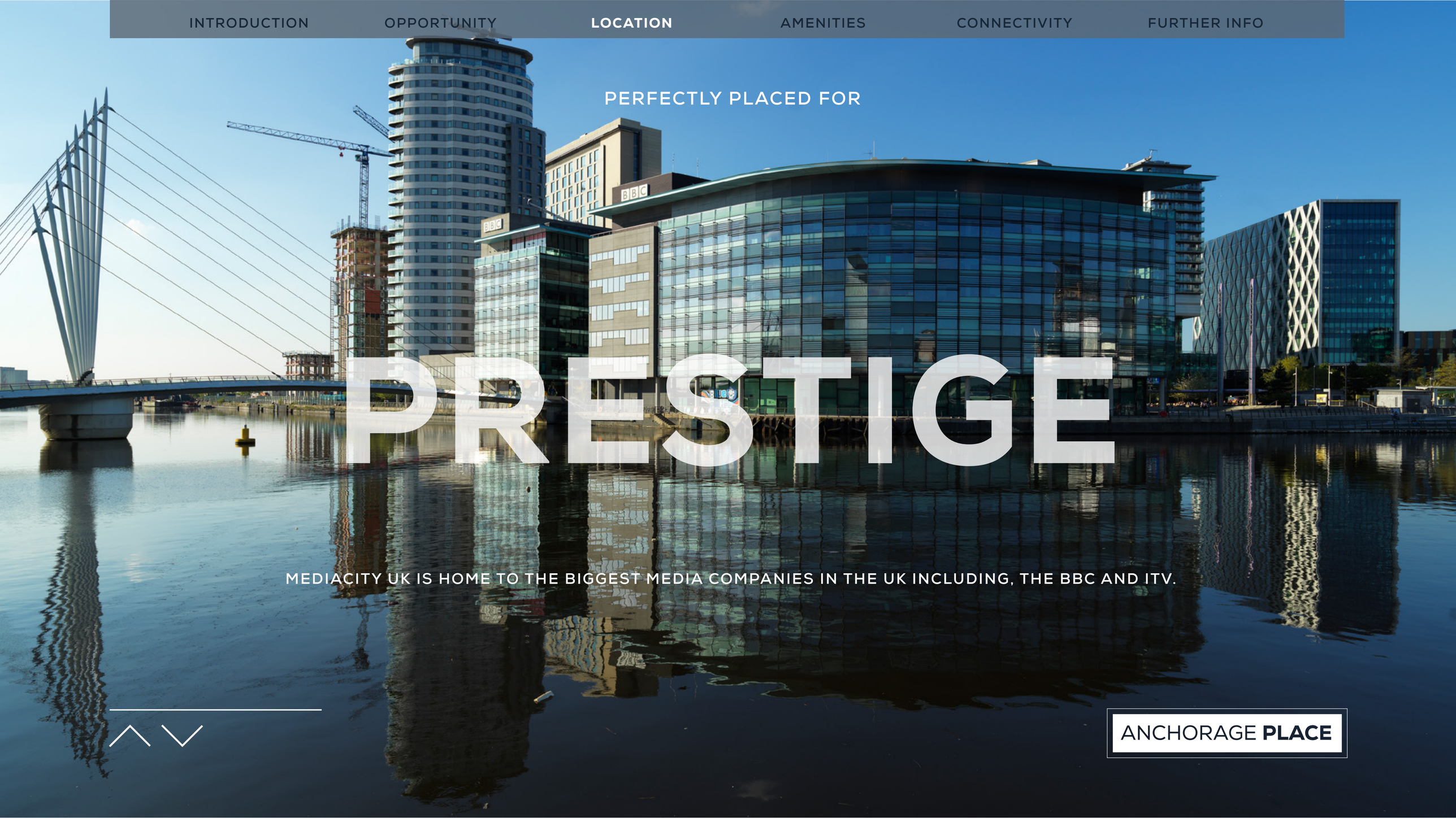






YOUR **BLANK CANVAS** AWAITS

ANCHORAGE **PLACE**

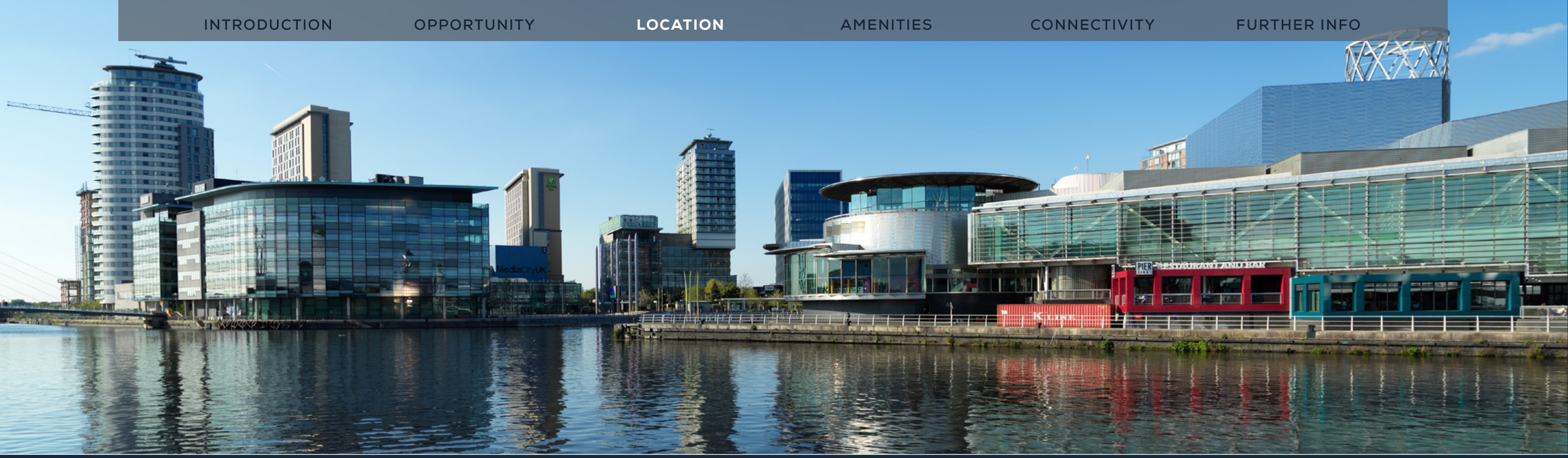


PERFECTLY PLACED FOR

PRESTIGE

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

ANCHORAGE **PLACE**

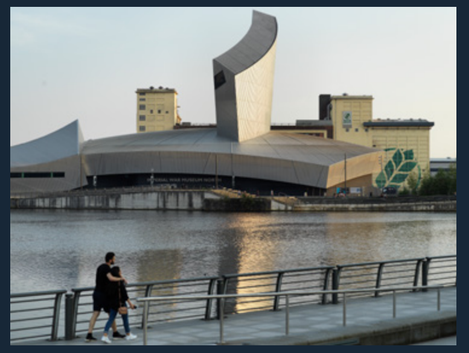


Salford Quays provides a dynamic environment where the public, culture, media, business and tranquillity of the surrounding water contribute to the unique community.

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.







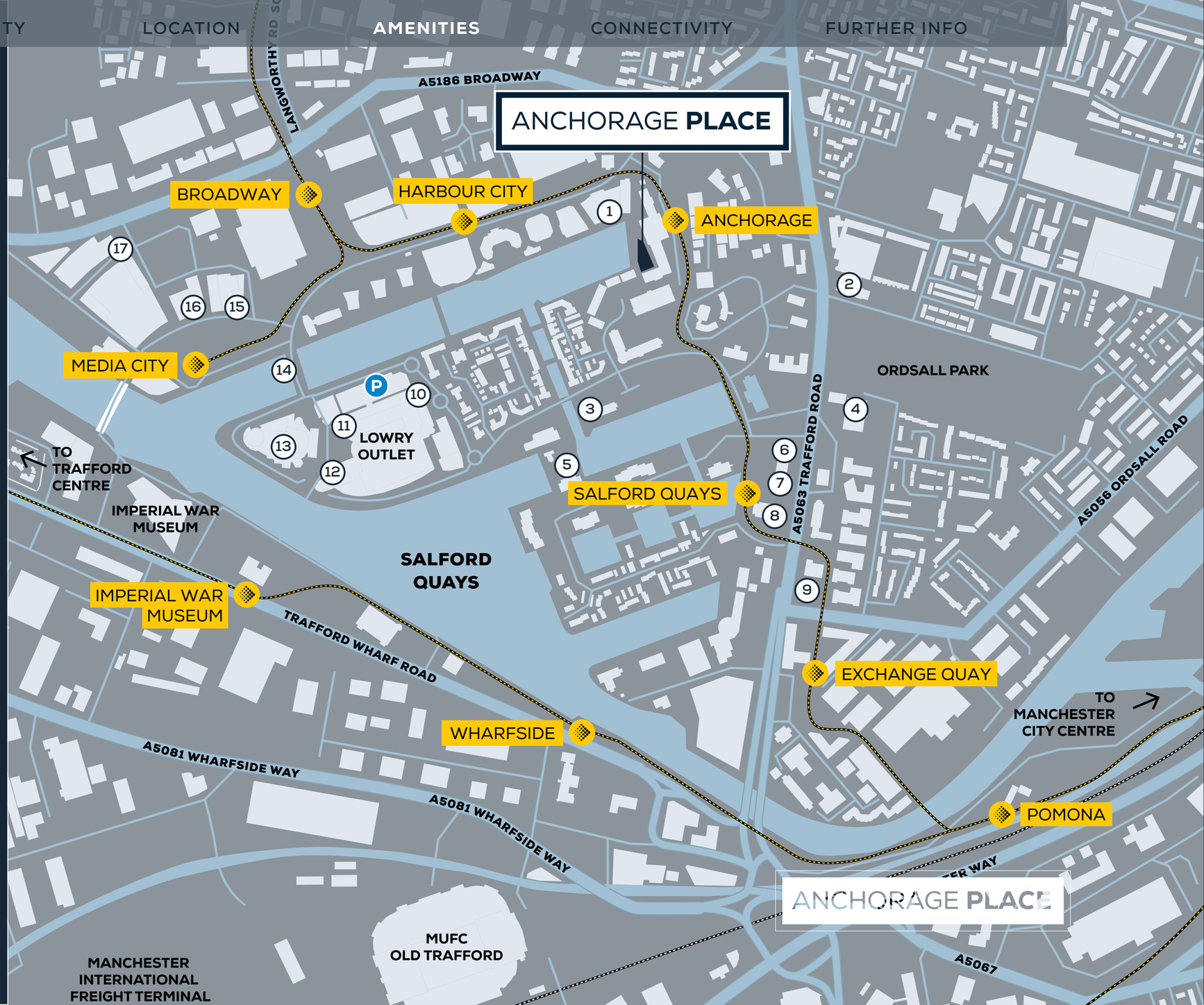
ANCHORAGE **PLACE**


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
BBC
IMPERIAL WAR MUSEUM
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




vagamama




vue
Lowry Outlet
VIRGIN ACTIVE
HEALTH CLUB
Welcome






The Botanist


Lowry Outlet
PIER
RESTAURANT AND BAR


M&S
FOODHALL


Holiday Inn
Express



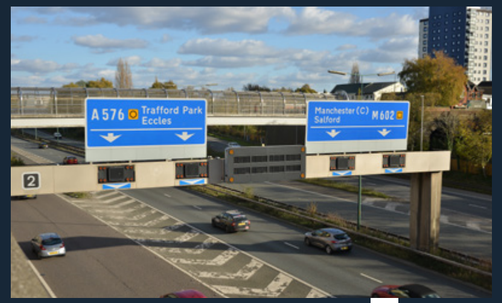

THE ALCHEMIST


ANCHORAGE PLACE

CONNECTIVITY

SAT NAV: M50 3XE







	1 min	3 mins	5 mins	11 mins	12 mins
Walk	Anchorage Metrolink	Lowry Outlet	Tesco Express	Lowry Theatre	MediaCityUK
	4 mins	7 mins	12 mins	15 mins	20 mins
Drive	M602 Motorway	MediaCityUK	Manchester City Centre	The Trafford Centre	Manchester Airport
	7 mins	15 mins	18 mins	26 mins	29 mins
Metro	MediaCityUK	Manchester City Centre	Eccles	The Trafford Centre	Altrincham

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.



TERMS

The premises are available For Sale or alternatively our client may consider a lease subject to terms.

Subject to contract without prejudice.

PRICE / 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 one of the letting agents below.

For Office enquiries contact:
James Dickinson
james@canningoneill.com

CANNING O'NEILL
0161 244 5500

For Office enquiries contact:
Dominic Pozzoni
dominic.pozzoni@colliers.com
Ben Ozon
Ben.Ozon@colliers.com

For Retail & Leisure enquiries contact:
Tom Beaumont
Tom.Beaumont@colliers.com

Colliers
0161 831 3300
colliers.com/uk

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ANCHORAGE **PLACE**