



THE VIC

THE QUAYS, SALFORD M50 3SP

To Let

FULLY FITTED OFFICE SPACE
6TH FLOOR - 7,000 TO 14,561 SQ FT





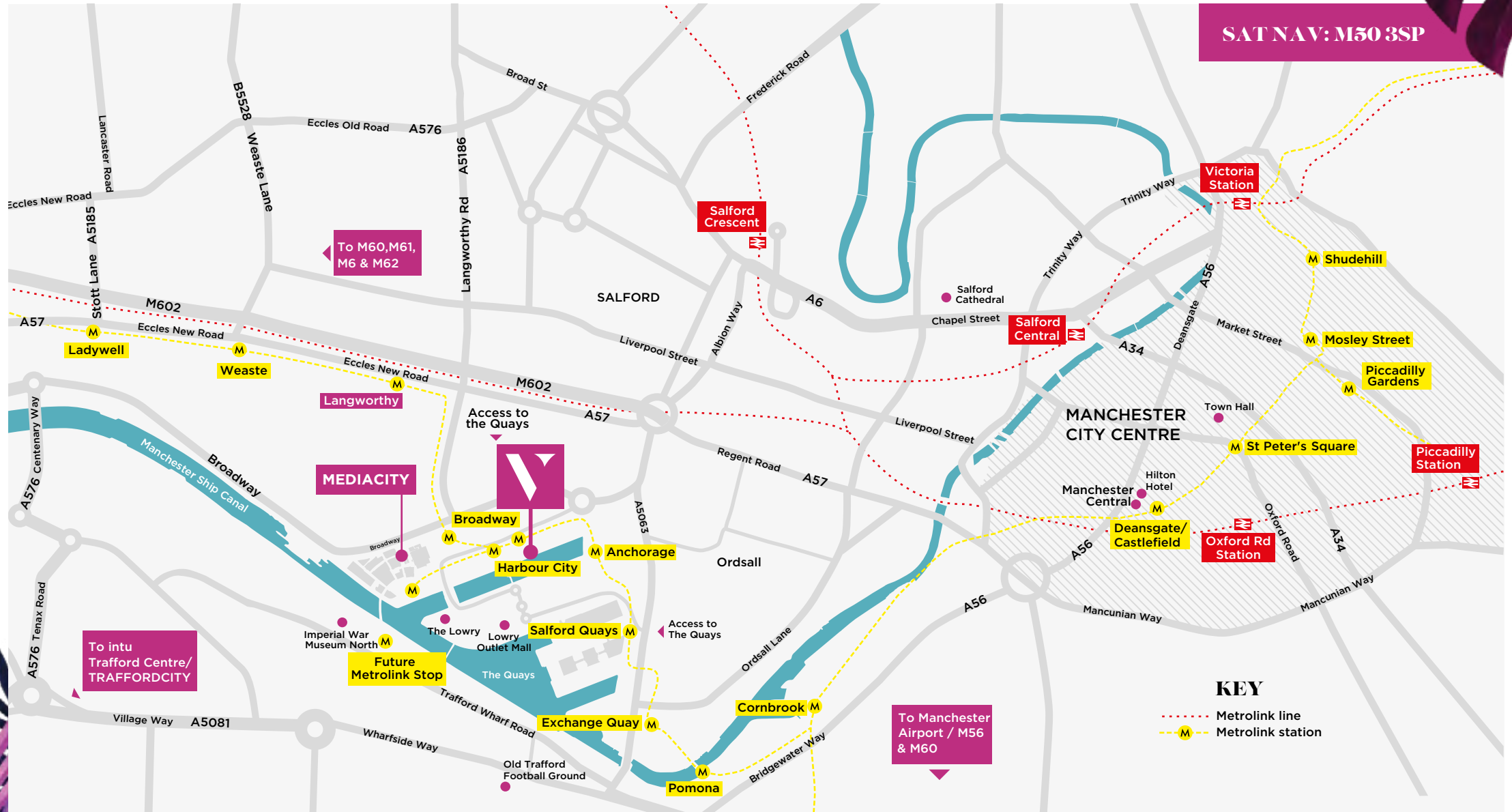
Location

Located on Manchester's stunning waterfront, The Vic offers striking views, fantastic transport links, and an excellent range of amenities.

Adjacent to Mediacity UK, one of the premier business locations in the North West, boasting a host of amenities including a plethora of high quality retail and leisure offerings including Pret A Manger, Catena, Grindsmith, Marco's New York Italian, The Dockyard, Prezzo, The Alchemist and The Botanist amongst others. Retail therapy is also on hand at The Lowry Outlet.



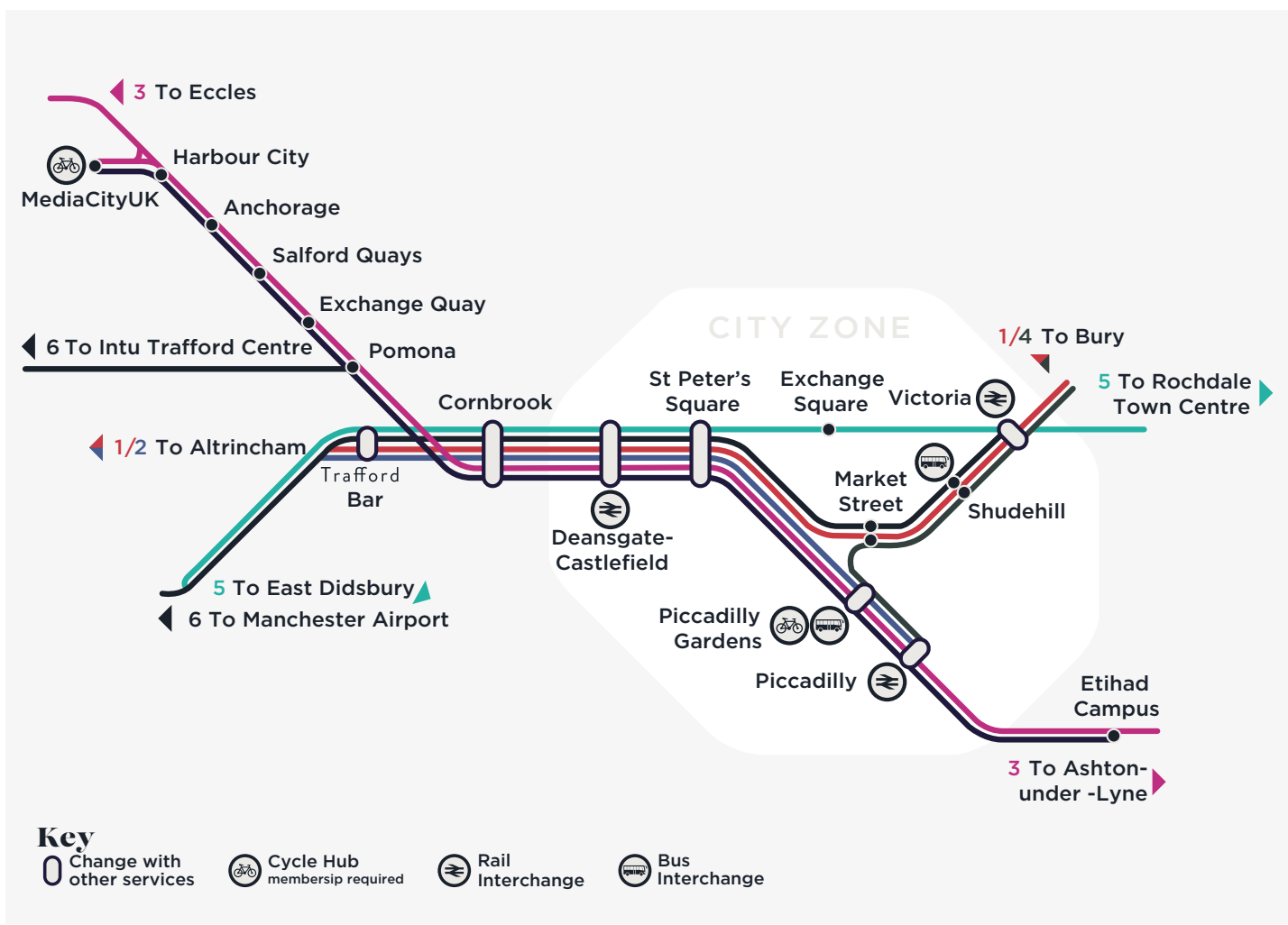
Map





Aerial





Connectivity

The Vic has an enormous amount of benefits on hand with its fantastic location adjacent to MediaCity, yet close to Manchester City Centre.

Connectivity is second to none here, with numerous bus stops, tram stops and proximity to motorway network.



THE VIC TO THE PIAZZA AT MEDIACITY

🚶 — 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 MEDIACITY

🚆 — 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



Description

- 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







Accommodation

6TH FLOOR

7,000 TO 14,561 SQ FT

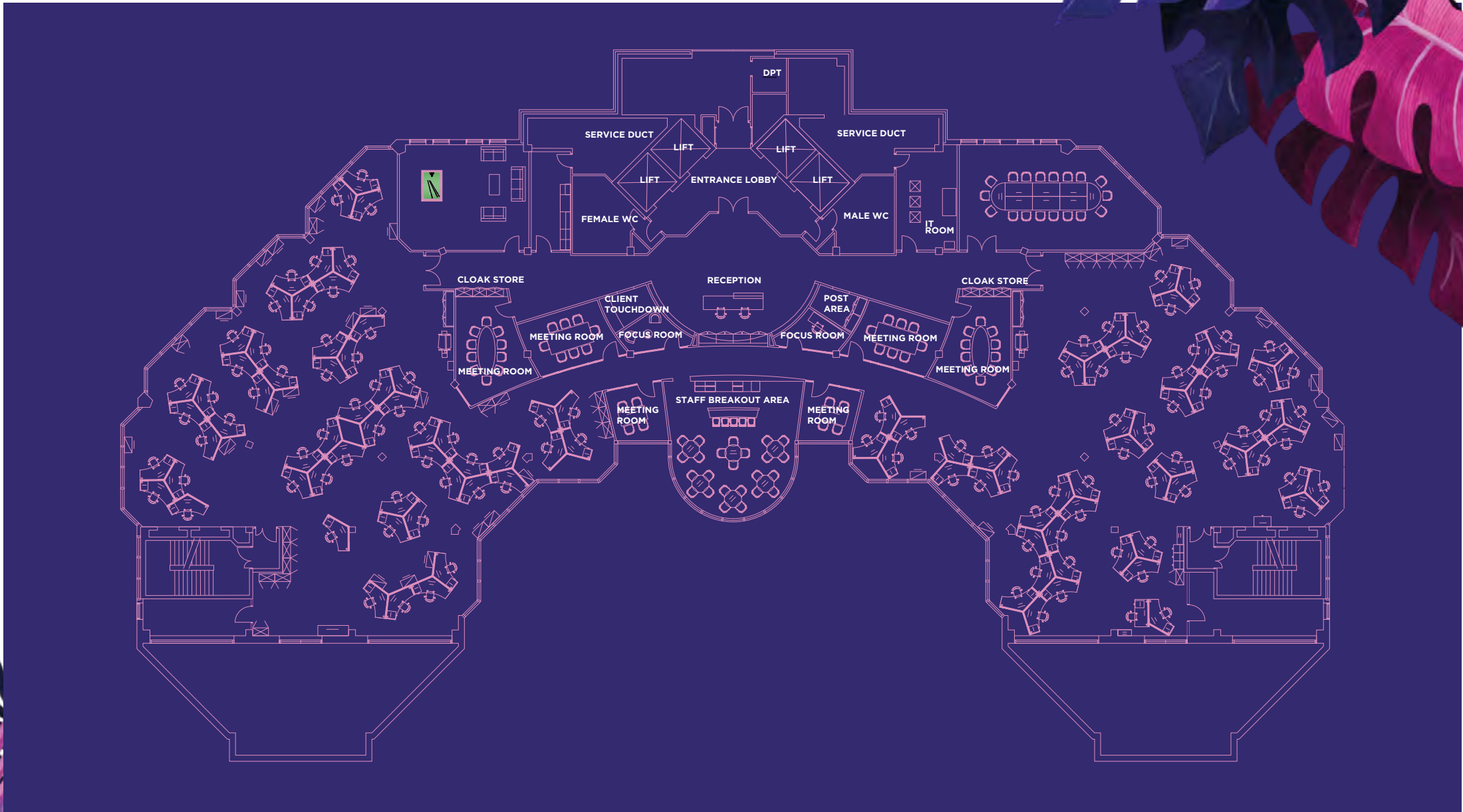
Car parking spaces at 1:250 sq ft

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
- Numerous meeting rooms installed
- staff kitchen & breakout area
- Large reception area
- Open plan office area
- Stunning waterside views



Existing Layout







Gallery





Further Information

RATES/SERVICE CHARGE

The tenant will be responsible for payment of business rates and a service charge contribution for the building.

LEASE TERMS

The available accommodation is being offered by way of a sub-lease or assignment of an existing lease which expires in October 2025, with a passing rental equating to £17.50 per sq ft.

CONTACT

Please contact the sole agent for further details:



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