

www.digitalworldcentre.com



MEDIA CITY | SALFORD QUAYS | MANCHESTER

DIGITAL

WORLD CENTRE



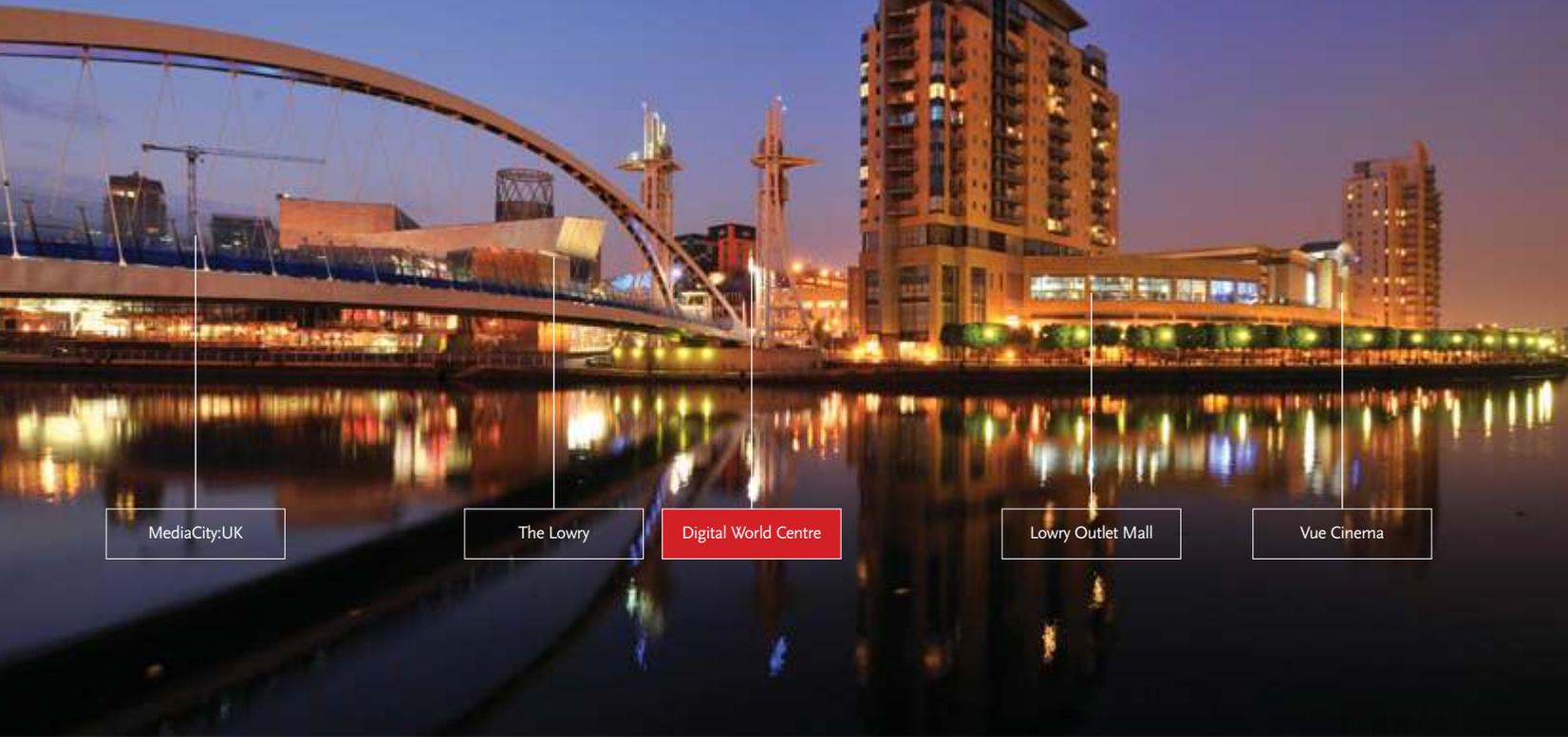
HIGH SPECIFICATION OFFICE ACCOMMODATION

72,406 SQ FT

6,726.7 SQ M



Welcome to Salford Quays...



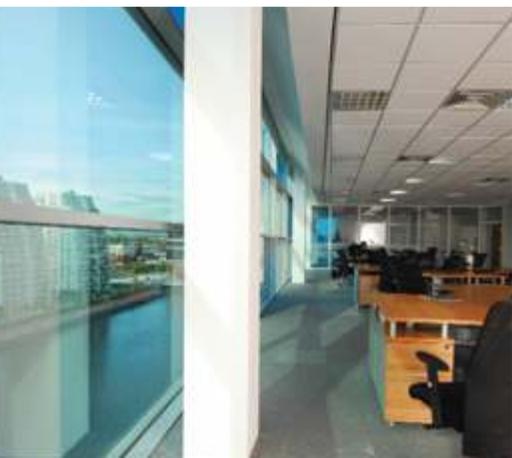
MediaCity:UK

The Lowry

Digital World Centre

Lowry Outlet Mall

Vue Cinema



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THE QUAYS

With the BBC moving into MediaCityUK, the progression of the Salford Quays area in terms of development has moved forward beyond anyone's greatest expectations.

The area will become the creative hub of the North West and will ultimately be home to many new organisations looking to be part of this cosmopolitan, 24 hour working / living environment.

OCCUPIERS IN SALFORD QUAYS INCLUDE:

BBC, Barclays Bank, Sage Software, Bupa, M&S Financial Services, WSP Group, Think Money, Quinn Insurance... and many more!

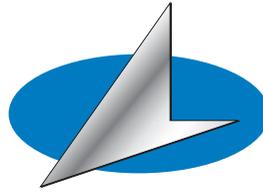
KEY:

- | | | | |
|---|-------------------------------|----|-------------------------|
| 1 | Digital World Centre | 9 | Exchange Quay |
| 2 | MediaCityUK (BBC) | 10 | Copthorne Hotel |
| 3 | The Lowry (theatre/galleries) | 11 | Premier Inn |
| 4 | Imperial War Museum Nth | 12 | Manchester United FC |
| 5 | Lowry Outlet Mall | 13 | Lancashire Cricket Club |
| 6 | Vue Cinema | 14 | Premier Inn |
| 7 | Ramada & ETAP Hotels | 15 | Holiday Inn Express |
| 8 | NV Apartments | | |



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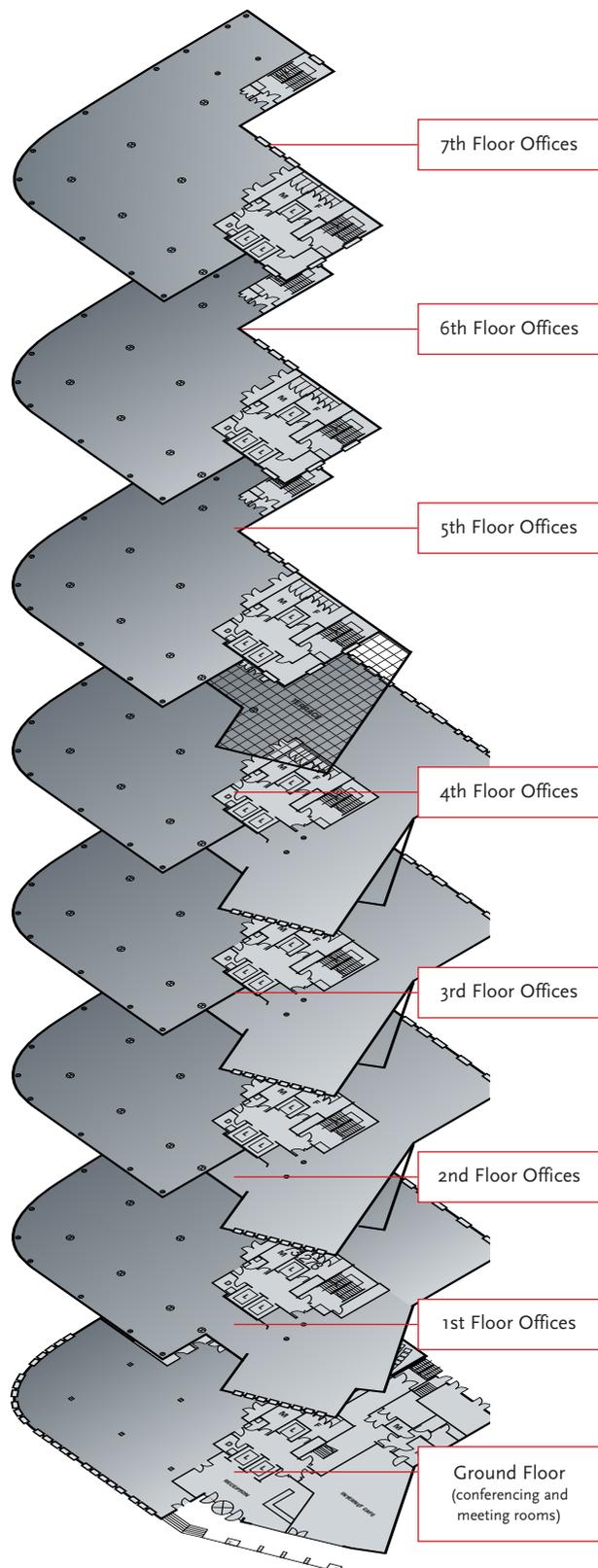


THE BUILDING

The Digital World Centre is a highly prominent 72,406 sq ft office building which is located opposite MediaCityUK, the new home of the BBC. The building is curtain glazed and its unique pattern actually spells 'Digital World Centre, Salford Quays' in binary!

In the quest for innovation, the more traditional needs for office occupiers have not been overlooked. Specification, floor plate sizes, space divisibility, image, car parking and security are all critical components of a successful office scheme and the Digital World Centre offers occupiers the best of everything.

The Digital World Centre is arranged over ground and 7 upper floors. Basement car parking is provided for 50 vehicles with a further 148 spaces within the adjoining multi-storey car park. The building has been designed in three distinct sections, one, a high tech fully glazed 8 storey block, two, a 5 storey digital 'black box' and three a 9 storey technology tower linking the whole scheme together.



THE OFFER

Requirements from a single person office (150 sq ft) through to whole floors of 9,000 sq ft can be accommodated.

Accommodation within the building can be offered on either a conventional leasing arrangement for a term of years to be agreed or on a fully managed basis via United Business Centres. See attached info sheet for details of exactly where and how your requirement can be accommodated.

ACCOMMODATION

The base specification of the offices is as follows:

- Air conditioned
- Full access raised floors
- Double glazed 'floor to ceiling' windows
- High quality, fully manned reception area
- 3 x high speed passenger lifts plus goods lift
- 24 hour security

IT & TELECOMS INFRASTRUCTURE

The IT & Telecoms infrastructure provides flood wired structured cabling (CAT5e) and floor boxes to all floors at a ratio of 1:10 sq m. The cabling all links back to floor specific patch panels and racks in a secure, air-conditioned and UPS protected hub room on the 8th floor.

Through various partnerships, fully managed telephony and internet solutions can be provided via the latest in IP Phone technology, including direct dial numbers and voicemail.





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LOCATION

The map above speaks for itself. The Digital World Centre is located next door to The Lowry Outlet Mall and opposite The Lowry Centre with all the amenities one could need on a day to day basis including shops, bars, restaurants, cinema and gym. The new MediaCityUK Metrolink station is only 200 metres away.

A summary of amenities is outlined below:

- A range of quality and budget hotels
- Extensive public car parking
- Residential apartments available adjacent to the building – live / work environment
- Water taxi from MediaCityUK to Manchester city centre
- Booths supermarket, Boots, M&S Outlet and WH Smiths

A DEVELOPMENT BY
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MANAGED BY



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TERMS

Details of rent and other lease terms are available from the sole letting agent, Canning O'Neill.

FURTHER INFORMATION

For further information, please contact the sole letting agent or visit the Digital World Centre website.

www.digitalworldcentre.com

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