

# HORIZON

TRAFFORD CENTRE · MANCHESTER · JCT 10 M60 · M41 7HA

NEW GRADE A HEADQUARTERS OFFICE BUILDING **UP TO 107,143 SQ FT (9,954 SQ M)**

taking office expectation to a whole new level

# Seeing beyond that which is normal

- A cosmopolitan and vibrant city, Manchester is one of Europe's most dynamic places to live and work and the UK's largest economic region outside of London.
- Manchester International Airport serves over 175 destinations across the world, carrying over 20 million passengers and is expected to increase to 40 million passengers by 2015.
- Manchester has one of the largest student populations in Europe with over 100,000 students at four universities within a five mile radius of the city centre.
- With an affordable cost of living, the city and its environs provide a quality of life that is regarded as being one of the best in the UK.
- Manchester has a population of over 2.5 million people, a workforce of approximately 1.2 million and a GDP of £28 billion.

## The Peel Group

Peel Land & Property is a division of The Peel Group, one of the leading infrastructure, real estate and investment enterprises in the UK. Our diverse network of businesses ranges from ports to airports; land to leisure; media to hotels; wind farms to shopping centres, and a portfolio of investments in major public companies.

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# CHANGING PERCEPTIONS

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MAKING IMPRESSION



## Setting new boundaries for business

**Horizon will be a spectacular office development based in an unrivalled location with first class amenities and transport facilities.**

Horizon offers large open plan floorplates, providing an efficient working environment at a density of 1:8 sq m.

The specification will be to a BCO Grade A standard and will embody the most up to date office facilities, energy conservation measures and building environmental systems.

**The building will benefit from the following specification:**

- Glazed entrance atrium
- Full access raised floors
- Metal acoustic tile ceiling
- LG7 compliant lighting
- Male / female / disabled toilet facilities
- Full air-conditioning
- 4 x 16 person automatic passenger lifts

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## Breaking new ground in office space & flexibility

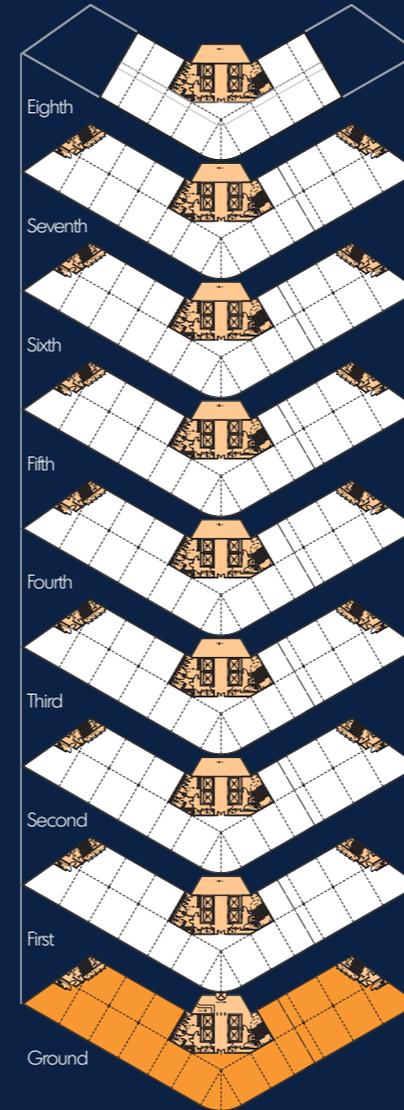
Floor	sq ft (NIA)	sq m (NIA)	sq ft (GIA)	sq m (GIA 81%)
Eighth	7,599	706	9,419	875 - 81%
Seventh	12,443	1,156	15,005	1,394 - 83%
Sixth	12,443	1,156	15,005	1,394 - 83%
Fifth	12,443	1,156	15,005	1,394 - 83%
Fourth	12,443	1,156	15,005	1,394 - 83%
Third	12,443	1,156	15,005	1,394 - 83%
Second	12,443	1,156	15,005	1,394 - 83%
First	12,443	1,156	15,005	1,394 - 83%
Ground	12,443	1,156	15,511	1,441 - 82%
<b>Total</b>	<b>107,143</b>	<b>9,954</b>	<b>129,965</b>	<b>12,074 - 82%</b>

### Car Parking

On-site car parking is available at a ratio of 1:250 per sq ft and 40 covered cycle and 16 covered motorcycle parking facilities are provided.

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**TO LET**

**NEW GRADE A HEADQUARTERS OFFICE BUILDING  
UP TO 107,143 SQ FT (9,954 SQ M)**

**WITH ON-SITE PARKING**

ENVIRONMENT IDEALS



# HORIZON AT THE TRAFFORD CENTRE



Event City is the UK's second largest exhibition space outside London



## The perfect location for working with direct access to the M60

**Research has shown that a happy workforce is a productive workforce and a range of facilities and amenities available near Horizon are second to none.**

Leisure activities including golf, swimming, tennis, football, squash and aerobics are no more than 5 minutes walk from the office.

With over 30 million visitors annually and 300 stores, the Trafford Centre is renowned throughout Europe, providing much sought after retail therapy and has in excess of 36 restaurants and bars, offering a wide range of international cuisine.

The UCI multiplex cinema caters for film goers and those needing an overnight stay will find a nearby Premier Inn and Travelodge hotels offering good quality accommodation.

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# Experience the benefits of this well placed office building

Trafford Centre is situated approximately 4 miles to the west of Manchester city centre. The location benefits from excellent road communications with J10 of the M60 Manchester orbital motorway, immediately accessible from Horizon, providing links to the M62 transpennine motorway and linking the conurbations of Merseyside to the west and Leeds and Hull to the east.

In addition the M56 motorway is less than 6 miles to the south east, and Manchester International Airport is 8 miles to the south. The site is ideally placed for public transport links, being situated directly opposite the Trafford Centre bus terminal, which is linked to Manchester's Metrolink tram system.



What's on the horizon for you?

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# AMAZING OUTLOOK

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## Lease Terms

Horizon is available by way of a new lease or leases for a term of years to be agreed in accordance with developer's standard form of lease for the building.

## Human Resources Information

A full human resources information pack and details of demographics and employment information is available in a separate document. Please apply to the joint agents for further details.

## Rental

Rental upon application to the joint letting agents.

## Service Charge

Any ingoing occupier will be liable for the payment of a service charge towards the upkeep and maintenance of the building.

all enquiries



[www.peel.co.uk](http://www.peel.co.uk)

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