

Wharfside



Wharfside

to let



Wharfside

a stunning 42,300 sq ft headquarters building

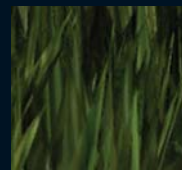
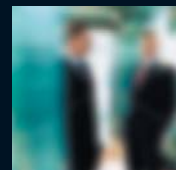
Wharfside

A superb new build office
development overlooking
Salford Quays, due for
completion spring 2006



Wharfside is a new contemporary self-contained headquarters office building. With an elevated position the development benefits from stunning panoramic views overlooking the highly acclaimed Salford Quays. In a prominent and accessible location the building is contained within its own landscaped environment on a secure private estate a short walk away from The Lowry Bridge on Trafford Wharf Road providing a convenient link to all that Salford Quays has to offer.

The building of your future





Wharfside

environment

Salford Quays is Working

Salford Quays is a superbly conceived combination of commercial, residential, retail and leisure developments providing a mature and comprehensive living and working environment. The internationally acclaimed Lowry Centre is a fascinating mixture of arts, leisure and entertainment facilities with the Designer Outlet nearby providing quality retail and restaurant establishments. A nine screen multiplex cinema, an Indigo Health and fitness club and the Imperial War Museum are all to be found nearby.



Major businesses who occupy accommodation in Salford Quays include National Westminster Bank, BUPA, Esso, Avis, Barclays Bank, HSBC and Marks and Spencer.

Wharfside



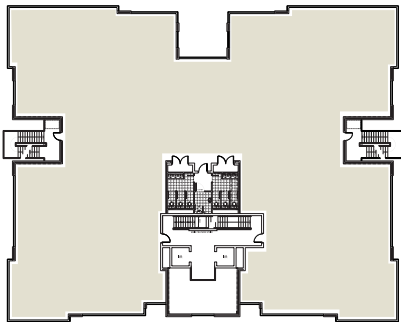
Salford Quays enjoys excellent transport communications with Manchester city centre situated just two and a half miles to the east. Half a mile away is junction 3 of the M602 providing a direct route to the M60 Manchester orbital motorway linking to the M56, M6, and M62 Transpennine West Yorkshire to Merseyside motorway. Manchester International Airport is within a 20 minute drive. Manchester's successful Metrolink commuter tram system provides a regular service with the nearest station within a ten minute walk.



View of Salford Quays from Wharfside

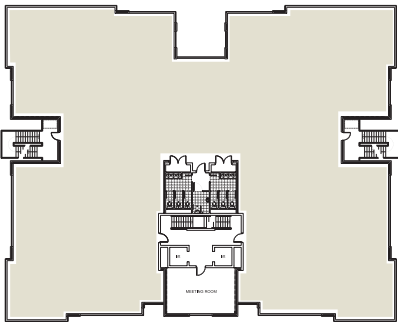


accommodation



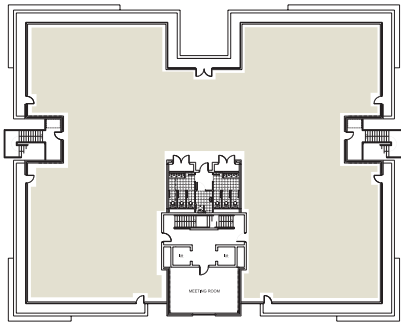
FIRST FLOOR

11,807 SQFT (1,097 SQM)



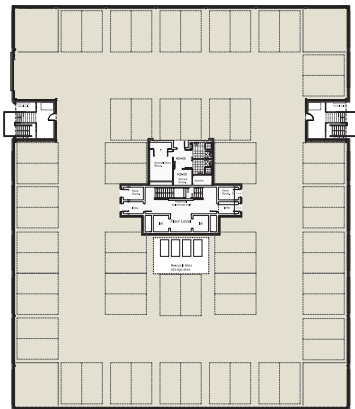
SECOND FLOOR

11,807 SQFT (1,097 SQM)



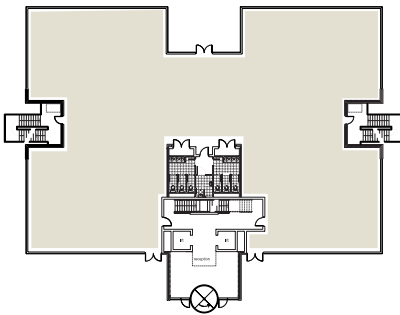
THIRD FLOOR

9,759 SQFT (907 SQM)



BASEMENT

CAR PARKING



GROUND FLOOR

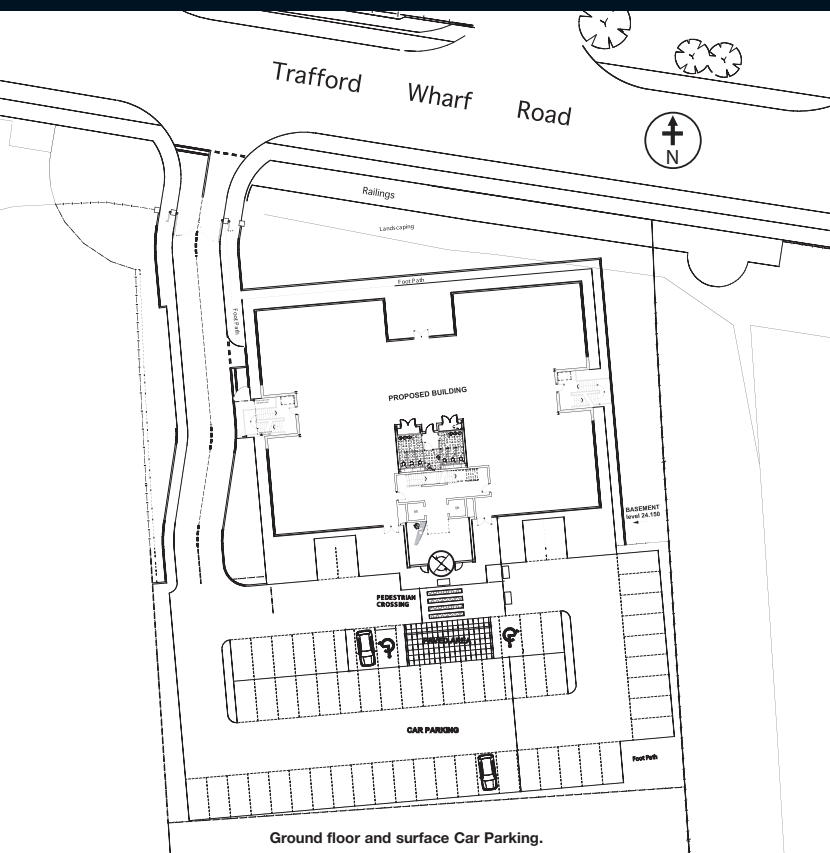
8,614 SQFT (800 SQM)

Schedule of Accommodation

	sq ft	sq m
Ground Floor	8,614	800
First Floor	11,807	1,097
Second Floor	11,807	1,097
Third Floor	9,759	907
Total	41,987	3,901

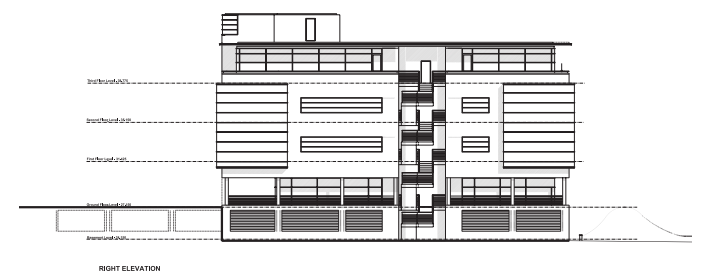
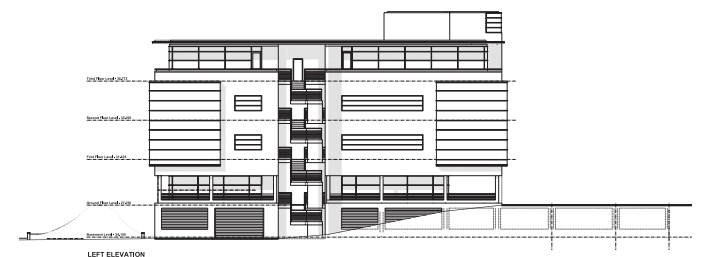
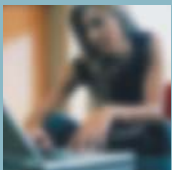
The floor areas have been calculated in accordance with the R7CS code of measuring practice.
Floor plans are available on CAD.

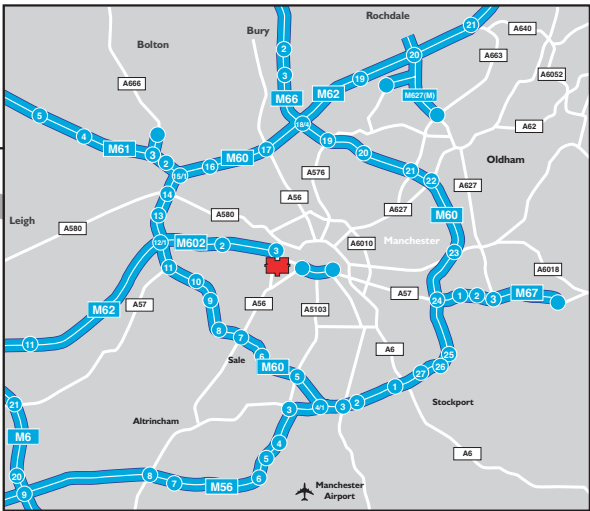
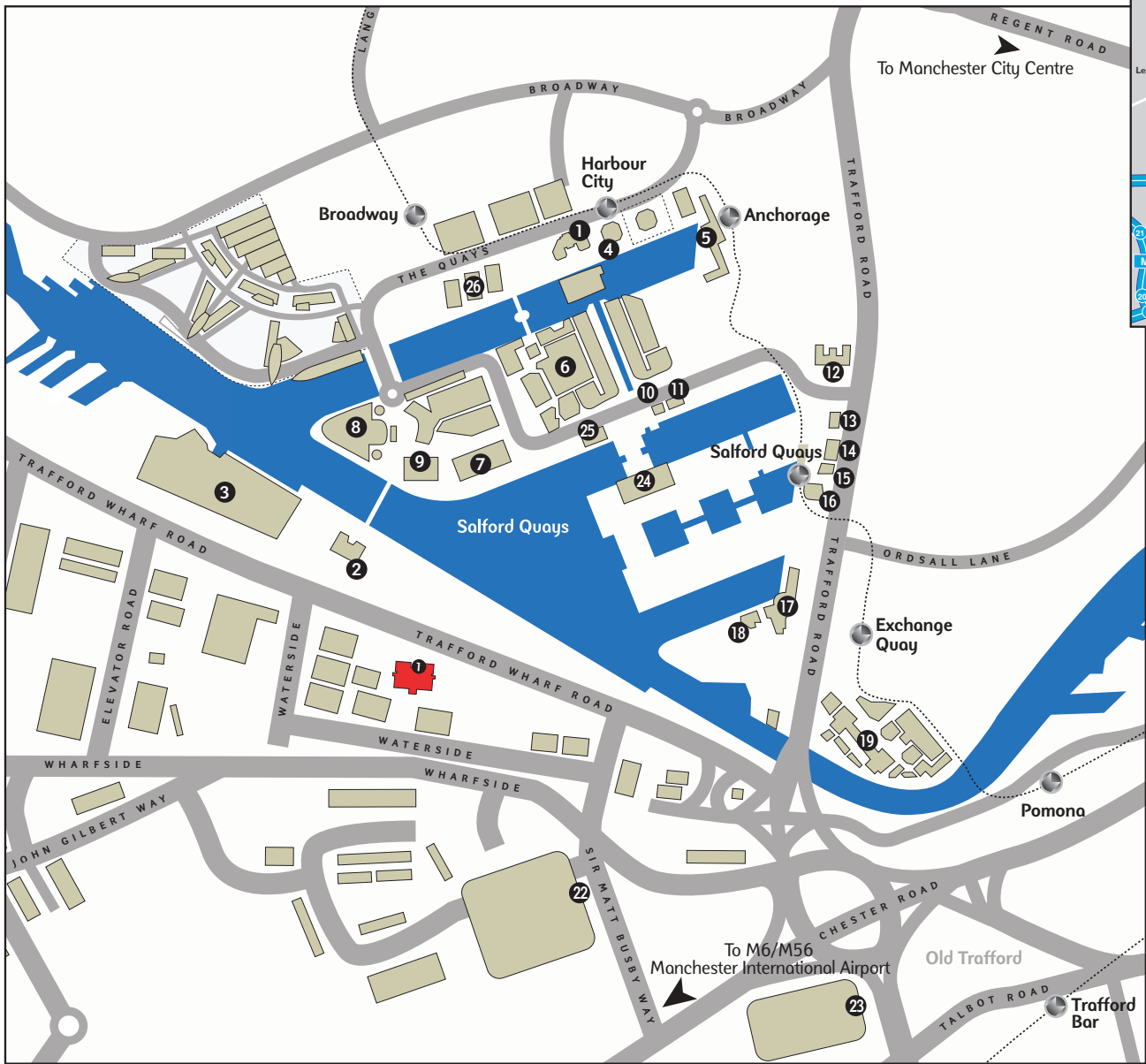
Wharfside



Specification

- High Quality reception area
- Double height feature atrium
- 2 x 13 person high speed passenger lifts.
- Full access raised floors
- Metal tile suspended ceiling.
- Gas central heating
- Ability to retro fit comfort cooling
- High Quality Male and female wc's to all floors
- Attractive landscaped grounds
- Fully Carpeted
- Electronically controlled access gate
- CCTV security monitoring





- 1 Wharfside
- 2 Quay West
- 3 Imperial War Museum North
- 4 The Alexandra
- 5 Anchorage
- 6 Grand Wharf Residential Development
- 7 Red Cinema
- 8 The Lowry
- 9 The Designer Outlet Centre
- 10 Quay House Public House
- 11 Travel Inn
- 12 Dock Office
- 13 Arbuckles Restaurant
- 14 Chiquito's Restaurant
- 15 Frankie & Benny's Restaurant
- 16 Hanrahan's Restaurant
- 17 Copthorne Hotel
- 18 Pier 6 Bar & Restaurant
- 19 Exchange Quay
- 20 Manchester United Football Club
- 21 White City Retail Park
- 22 Holiday Inn
- 23 Watersports Centre
- 24 NV Residential Development
- 25 The Victoria



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