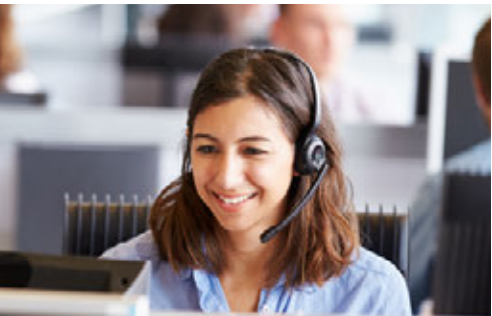




CENTENARY HOUSE

- + 10,000 - 44,650 SQ FT
- + GRADE A REFURBISHMENT
- + ACCESSIBLE LOCATION
- + COMPETITIVE RENTS
- + SUBSTANTIAL CAR PARKING RATIO



CENTENARY WAY
MANCHESTER
M50 1RF





WELCOME

CONTEMPORARY, STYLISH WORKSPACE ON THE EDGE OF MEDIACITY

Centenary House is a high specification four storey office building on the edge of MediaCityUK, Trafford Park, Eccles. The building offers a very accessible location with both close proximity to the M602/M60 and extensive undercroft and surface car parking.

A true landmark headquarters style building with an architecturally striking design and a grade A specification.

CENTENARY — HOUSE

VIBRANT LOCATION FOR WORK, REST AND PLAY

LOCATION

Centenary House is prominently positioned fronting Centenary Way within 1 mile of junction 2 of the M602 motorway which provides direct access to the regional motorway network.

The property benefits from its close proximity to Eccles town centre, a short walk to the west. The building is well placed to take advantage of Eccles Metrolink Station and Bus Interchange offering direct routes into Manchester city centre.



BE CONNECTED

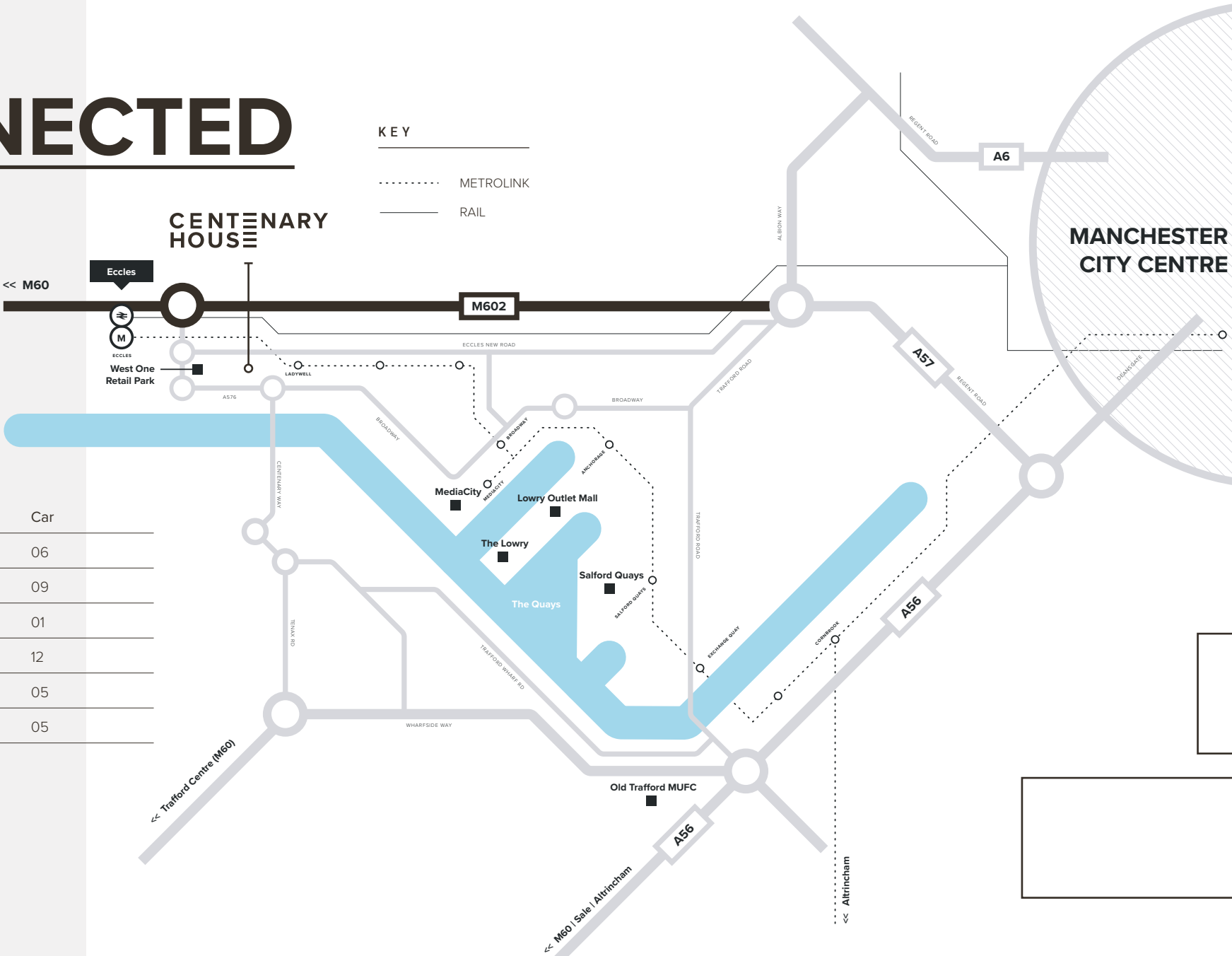
CONNECTIONS

Minutes	Metrolink	Car
Media City	18	06
Salford Quays	23	09
M602	-	01
MCR City Centre	36	12
M60	-	05
Trafford Centre	31	05

KEY

METROLINK

RAIL



AMENITIES & LIFESTYLE



AMENITIES

Eccles town centre is within 0.5 miles of Centenary House and offers a number of retail and leisure outlets. The Trafford Centre is within a 5 minute drive from the property and the city centre a 10 minute drive. The Lowry Outlet Mall and MediaCityUK are both situated within a 5 minute drive offering a range of amenities.

Immediately to the rear of the property is West One Retail Park which includes occupiers such as Subway, McDonalds, The Range and Pure Gym.



THE BUILDING

44,650 SQ FT GRADE A NEWLY REFURBISHED OFFICE SPACE

Centenary House also boasts a Regus Serviced Office Centre. A globally recognised brand, Regus provides a very useful amenity for occupiers of Centenary House through competitive pricing on items such as meeting room space, extra desks for client visits or touchdown space, and is open to all Regus' members from across the globe.

- + Grade A comprehensive refurbishment
- + Refurbished reception
- + Secure on-site car parking
- + On-site security

04

LET TO REGUS

03

TO LET 22,337 SQ FT

02

TO LET 22,313 SQ FT

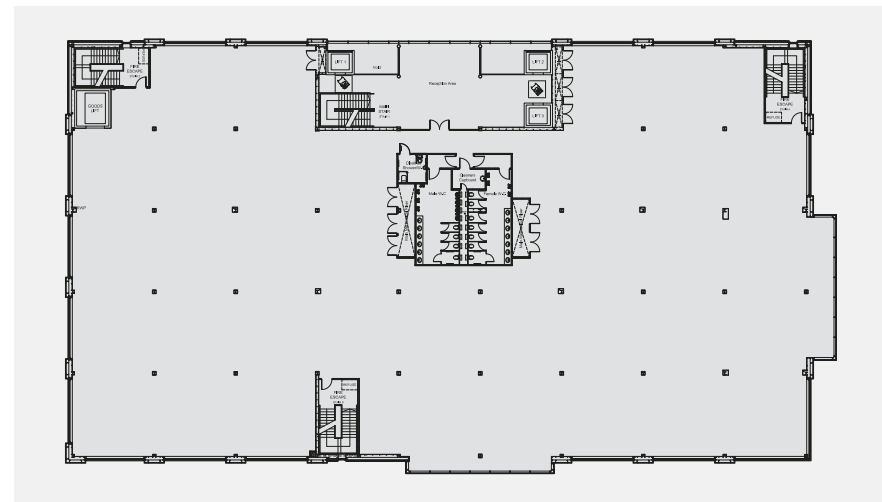
01

LET TO VISAGE

3RD FLOOR

SPECIFICATION

- + Four pipe fan coil air conditioning
- + Full access raised floors
- + Metal tiled suspended ceilings
- + LED lighting
- + DDA compliant
- + Substantial on-site car parking ratio
- + On-site security



04

LET TO REGUS

03

TO LET 22,337 SQ FT

02

TO LET 22,313 SQ FT

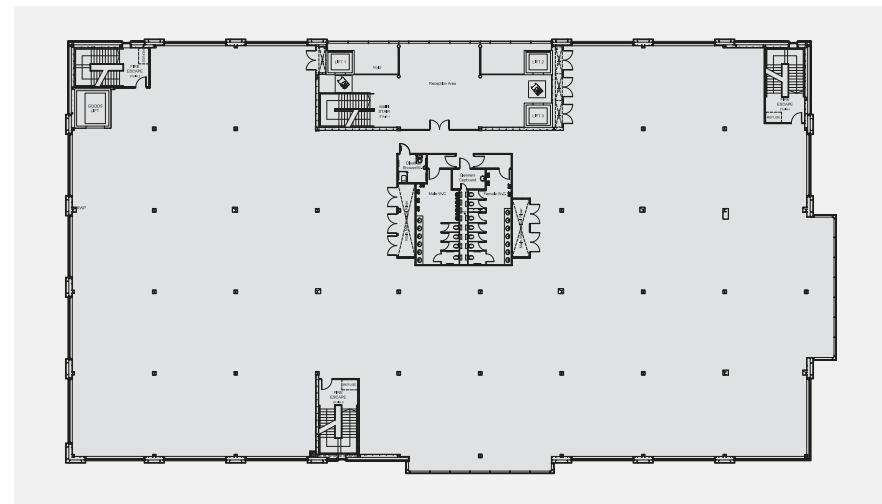
01

LET TO VISAGE

2ND FLOOR

SPECIFICATION

- + Four pipe fan coil air conditioning
- + Full access raised floors
- + Metal tiled suspended ceilings
- + LED lighting
- + DDA compliant
- + Substantial on-site car parking ratio
- + On-site security



04

LET TO REGUS

03

TO LET 22,337 SQ FT

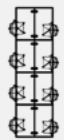
02

TO LET 22,313 SQ FT

01

LET TO VISAGE

SPACE PLAN- TECH OPTION



22 x Desking banks of 8
Capacity = 176



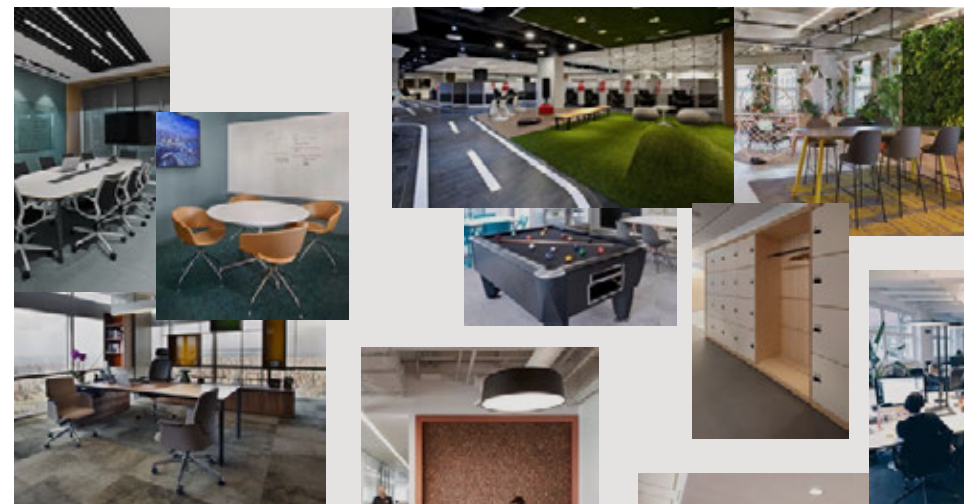
17 x Desking banks of 4
Capacity = 68
Total Capacity = 224



2 x Kitchen/Tea points
Kitchen 1 Capacity = 24
Kitchen 2 Capacity = 25
Total capacity = 49



3 x Meeting rooms
Meeting room 1 Capacity = 8
Meeting room 2 Capacity = 8
Meeting room 3 Capacity = 8



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