



Land & Property

TRAF
FORD
CITY

VENUS



DESIGNED SO YOUR BUSINESS CAN THRIVE

VENUS is about much more than a building with stunning architecture, landmark sculptures and cool interior spaces.

Step out of its glazed facade and you are in the heart of a vibrant gateway to Manchester now branded as TRAFFORDCITY. This means you are just moments from the ultimate in retail therapy - intu Trafford Centre - and surrounded by an unsurpassed collection of leisure destinations including the UK's second largest event venue, golf, skiing, skydiving, fitness and hotels.

WITH RESEARCH SHOWING THAT A HAPPY WORKFORCE IS A PRODUCTIVE WORKFORCE IT MAKES SENSE TO MAKE YOUR OFFICE SPACE ABOUT MUCH MORE THAN WORK. MAKE IT VENUS.

- **Grade A, fully glazed, eight storey building**
- **Highly efficient floorplates**
- **Full height glazed atrium**
- **Four high speed passenger lifts**
- **On site car parking at a ratio of 1:330 sq ft**
- **Overflow car parking available**
- **Full access raised floors with integral floor boxes**
- **Four pipe fan coiled air conditioning**
- **Suspended ceilings with LED compliant lighting**
- **Male, female and disabled WCs on each floor**
- **Shower facility on each floor**
- **24 hour access and security**
- **Comprehensive building management system**
- **Excellent fibre optic connectivity**
- **Full compliance with part L building regulations**
- **On site café facility**



LOCATION, LOCATION

- M60 Junction 10
- Chill Factor
- Trafford Golf Centre
- iFLY indoor skydiving
- Premier Inn
- Powerleague Soccerdome
- DW Fitness
- Premier Inn
- Travelodge
- David Lloyd Club
- VENUS**
- Bus Interchange
- intu Trafford Centre



VENUS is located at TRAFFORDCITY, a vibrant new destination at the gateway to a cosmopolitan city. Manchester is one of Europe's most dynamic places to live and work and the UK's largest economic region outside London.

With an affordable cost of living, the city and its environs provide a quality of life that is regarded as 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.

Manchester also has one of the largest student populations in Europe with over 100,000 students at five universities within a five mile radius of the Greater Manchester conurbation.

- Trafford Waters
- Premier Inn
- Metrolink station
- Starbucks
- B&Q Warehouse
- ASDA
- Barton Square
- EventCity
- Holiday Inn Express



Work is underway to bring the Metrolink line directly into TRAFFORDCITY, providing frequent links to Manchester City Centre, Greater Manchester and Manchester International Airport.



PERFECTLY PLACED

Situated off Junctions 9 and 10 of Manchester's orbital M60 motorway **VENUS** is easily accessible by road, rail, water and air.

And with the intu Trafford Centre bus station on the doorstep travel by public transport couldn't be easier. And for those who prefer peddle power, TRAFFORDCITY is accessible by bike too.

DRIVETIMES

Junc 9/10 M60	2 mins
Manchester City Centre	10 mins
Manchester International Airport	15 mins
Liverpool John Lennon Airport	40 mins

ROAD

Junction 9 and 10 of the M60 links **VENUS** directly to the North West of England and the national motorway network.

A £50 million investment will bring an additional road link into TRAFFORDCITY and is due to be completed by 2018.



BUS

A well serviced bus network travels to the intu Trafford Centre bus terminal from all major conurbations within Greater Manchester and beyond.



BIKE

Cyclists can also use the Bridgewater Way, which runs alongside the Bridgewater Canal towpath and on arrival at **VENUS** there is secure cycle parking on-site.



AIR

Both Manchester International Airport and Liverpool John Lennon Airport are within an easy drive from **VENUS**.

Private and business flights can be facilitated from City Airport and Heliport which is situated just five minutes away.



RAIL

Manchester Piccadilly is a 15 minute drive from **VENUS** and the station boasts excellent connectivity to the UK's major cities with London only a two hour commute away.



WATER

A 'waxi' water taxi service is operated along The Bridgewater Canal, situated close-by and within the boundaries of TRAFFORDCITY.



TRAM

Work is underway to bring a new Trafford Park Metrolink line directly into TRAFFORDCITY which will further support regeneration and economic growth by enhancing connectivity to the site. It is due to be completed in 2020.





GOLD STANDARD CONNECTIVITY

Officially recognised as one of the best office developments in the country for its broadband and telecom infrastructure, **VENUS** has been accredited the prestigious Wired Certified Gold rating.

The development attained this certification through the international digital connectivity rating scheme run by WiredScore, which recognises and encourages best practice in technological infrastructure across commercial developments in UK cities.



PEEL HAS DEMONSTRATED ITSELF AS A DIGITAL LEADER IN MANCHESTER'S PROPERTY COMMUNITY.

The important investment in **VENUS** building's connectivity infrastructure has provided a beacon of good practice to landlords in this digital and tech hub. Peel is not only making investments which prioritise the digital needs of its occupiers today, but is a key player in future-proofing Manchester's property for the technology needs of the modern business.

William Newton, EMEA Director, WiredScore.



THE BENEFITS

- Availability of both copper and fibre connections
- Fixed wireless connectivity
- Multiple communications intakes
- Protected secure dual riser facilities with space for future needs
- Telecom equipment is all located in dedicated secure area



RELAX AND REVIVE

Perfectly placed at the heart of TRAFFORDCITY, at **VENUS** your team will be spoilt for choice when it comes to relaxation with an unrivalled collection of leisure and retail activities right on the doorstep.

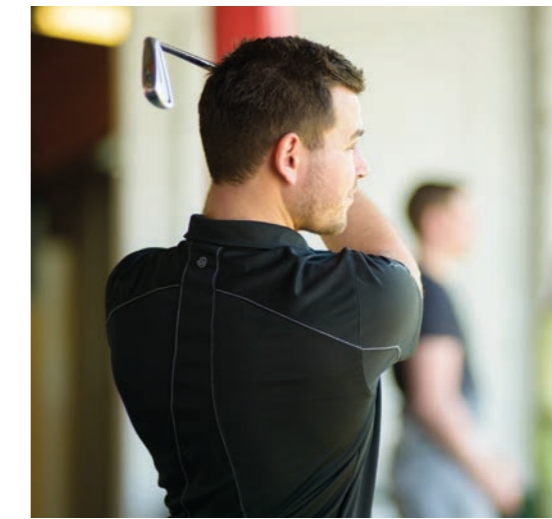
Where else can you polish up your golf swing and clock up some treadmill miles before work or take to the slopes on the UK's longest indoor skiing and snowboarding slope after a busy day?

Not to mention getting airborne at one of only three indoor skydiving centres in the UK.

TRAFFORDCITY IS A HAPPY PLACE TO WORK AND DO BUSINESS. WITH MULTIPLE BENEFITS FOR EMPLOYEES IT MAKES AN ATTRACTIVE RECRUITMENT TOOL FOR EMPLOYERS.

For the ultimate in retail therapy TRAFFORDCITY is home to the iconic intu Trafford Centre with 1000s of brands, 60 restaurants bars and cafes and a thrilling selection of leisure venues including ODEON iMax, LEGOLAND Discovery Centre and SEA LIFE.

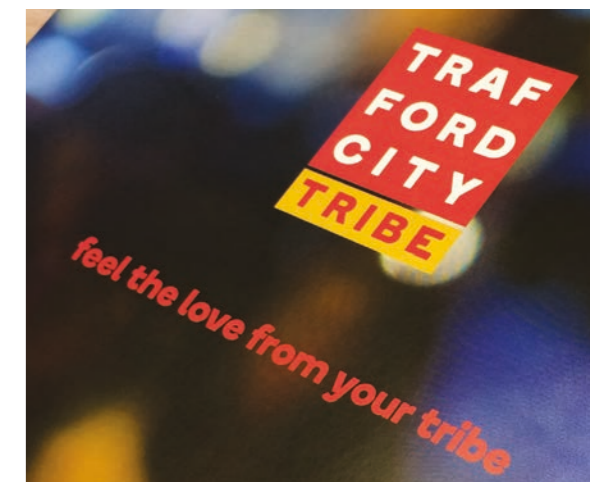
TRAFFORDCITY also boasts some of the most prestigious and unique attractions in the UK including the Chill Factor, iFLY indoor skydiving and the ground breaking EventCity, which is establishing itself as the first choice venue on the global events scene.



JOIN OUR TRIBE

Corporate discounts exist for occupiers within TRAFFORDCITY and all employees have access to the TRIBE portal which gives exclusive offers from stores, restaurants and leisure operators within TRAFFORDCITY.

All occupiers are invited to be members of the TRAFFORDCITY marketing group which brings exclusive marketing opportunities for its attractions and acts as a platform for networking and cross promotional activity within the group.



A REGIONAL DESTINATION WITH WORLD CLASS AMBITION

**TRAF
FORD
CITY**

With over 40 million visitors a year TRAFFORDCITY attracts the best operators, biggest brands and the talent to make it happen.

With £3 billion already invested in this thriving location, its success story is set to continue with a further £3 billion earmarked to bring forward 325,150 m2 (3.5 million sq ft) of retail, leisure and office space as well as a new residential community known as Trafford Waters. It is a regional destination with world class ambition and it's not too late to be part of it.

traffordcity.co.uk

43 million visitors to TRAFFORDCITY annually

Logos include: intu Trafford Centre, EventCity MANCHESTER, Holiday Inn Express, SELFRIDGES & CO, John Lewis, ODEON, MANCHESTER SEALIFE, LEGOLAND DISCOVERY CENTRE, CHILL FACTOR, Travelodge, americangolf, Premier Inn, travel counsellors, Trafford Golf Centre, and David Lloyd CLUBS.

TRAFFORDCITY IS CONTINUING TO EVOLVE AND YOU CAN STILL BE PART OF THE ACTION.

Situated just five miles to the west of Manchester city centre, TRAFFORDCITY encompasses 325,150 m2 (3.5 million sq ft) of retail, leisure and office space with a further 92,900 m2 (1 million sq ft) of commercial space and 3,000 residential units available for future development.



SECURE BY DESIGN

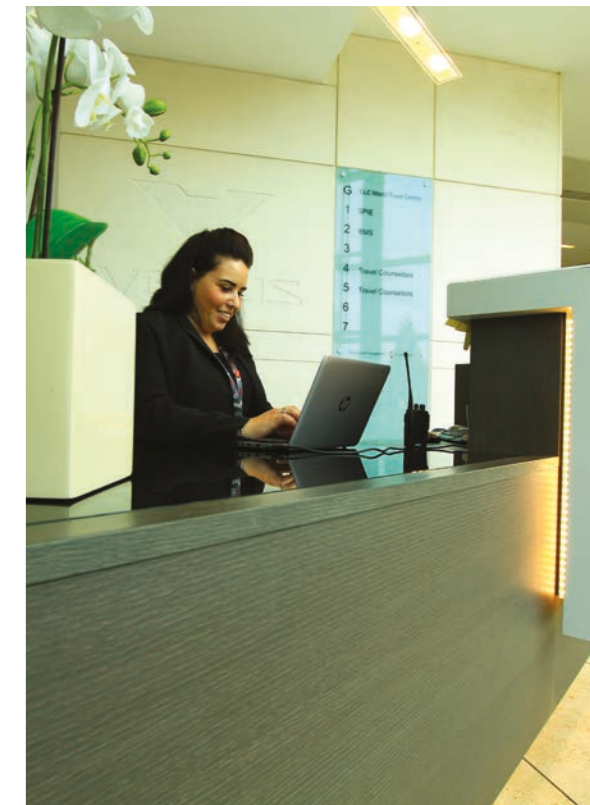


24/7 SECURITY IS AT THE VERY HEART OF THE DESIGN OF VENUS.

VENUS benefits from 24/7 security through:

- **reception concierge**
- **portfolio control room resource**
- **on-site technology**
- **internal specialist resource**
- **regular staff and occupier training and review**

The **VENUS** site is also protected by a perimeter fence-line and the car park has achieved 'Park Mark' - the police and British Parking Association standard.





CREATING SUSTAINABLE ENVIRONMENTS

DELIVERING BENEFITS TO COMMUNITIES AND THE ENVIRONMENT IN EVERYTHING WE DO.

Our promise

Peel Land and Property's vision is to create sustainable environments where people and businesses can flourish and TRAFFORDCITY is no exception. For Peel, this means delivering benefits to communities and the environment in everything we do.

Our businesses seek to operate in a highly sustainable way and part of this is through Peel Land and Property's certified energy management system, ISO 50001, which helps us to monitor and reduce the energy costs of the buildings we manage. Our target is to reduce energy use by 3% per annum, cumulatively from a 2014 baseline, across our property portfolio.

We have developed a range of sustainability policies to guide the way we work and these are available on request.

peel.co.uk/responsibility



THE THREE PILLARS OF SUSTAINABILITY



Economic Investment



Environmental Responsibility



Communities



At Peel we remain true to our values. This approach has not only established a highly successful commercial enterprise but, just as importantly, has brought wealth creation, improved quality of life and opportunities for the communities in which we operate.



John Whittaker,
Chairman
of The Peel Group

IN GOOD HANDS

Whether it's planning, building or operating a business, we have an unrivalled range of in-house services to meet all requirements. From Land and Planning to IT Solutions, we have a wealth of experts on hand to advise and support projects whatever stage they may be at.



A WEALTH OF EXPERTISE

Our property portfolio is wholly managed by Peel and based at intu Trafford Centre. We strive to ensure a well operated environment is maintained for all and continually seek out opportunities to improve.

Peel have gained ISO 50001 status reinforcing our commitment to energy efficiency.

Initiatives already implemented include:

- **Annual building auditing**
- **Occupier workshops**
- **Access to Carbon Desktop software system**
- **LED lighting**
- **Upgrade of building control systems**
- **Replacement of light fitting within demised areas to LG7 compliance**
- **Waste segregation**



EVERYTHING IN ONE PLACE



Sales & Marketing



IT Solutions



Finance



Human Resources



Land & Planning



Project Management



Legal



ABOUT PEEL

The Peel Group is 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.



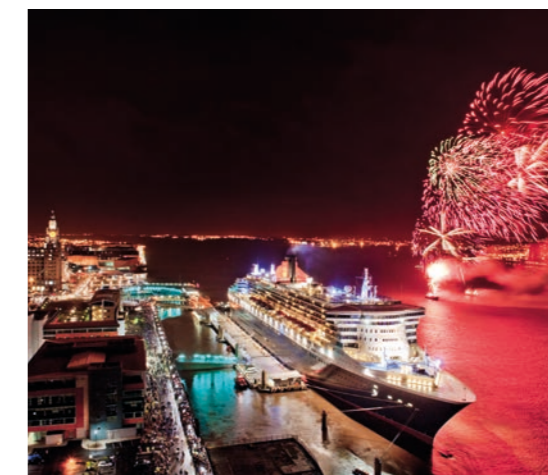
PEEL LAND & PROPERTY

Peel Land and Property own and manage 1.2 million m² (13 million sq ft) of property and 15,000 hectares of land and water.

Its holdings are concentrated in North West England, but it also manages significant assets in the Clyde, Yorkshire and the Medway in Kent, with a total portfolio value of £2.5 billion.

Peel's specialist teams have a proven track record in delivering high quality, sustainable projects where place making underpins its regeneration strategy.

peel.co.uk



WHAT THEY'RE SAYING ABOUT VENUS

“ The rationale behind our office relocation to **VENUS** was to bring together six teams, previously separated geographically across the North West, into one building. Operationally, it was essential for these once, disparate business units to be amalgamated, ideally across one large, **open plan floor space**.

“We were bringing offices together from as far west as Warrington, crossing over to Stockport, so it was important for SPIE to find an **accessible and central location** to ensure the retention of our employees.

“The relocation has been well received by our employees who find the office easily accessible from the M60 and benefit from **convenient on-site parking as well as all the retail and leisure amenities** right on our doorstep. At the time, we saw **VENUS** as one of the most **iconic buildings** in Manchester and its reputation continues.

”

Steven Nanda, Managing Director, Industrial Services and M&A Director for SPIE UK - the independent European leader in electrical and mechanical engineering and HVAC services, energy and communication systems.

“ It became clear that the **VENUS** offices were by far the highest standard compared to any other premises we considered, positioning us in the heart of a **vibrant and thriving development** close to Manchester and enabling us to create a bespoke office environment that supports our culture. It has also provided us with the opportunity to take our technology platforms to another level, **investing in the latest collaboration technology** to connect our seven international offices and 2,000 home-based franchisees and support staff.

“Venus and its location and the plans for the area, also offers an **abundance of benefits** for our staff and visitors including on-site parking, well-established and improving transport links and on-site accommodation.

“Our staff retention levels are excellent and part of this is down to the **attractive environment our employees work in**. It has also proven essential in attracting the very best talent from the area, particularly in our growing technology team.

“As a business that puts its people at the heart of everything the office is truly reflective of this and facilitates our ongoing growth and cultural development.

Steve Byrne, CEO of multi-award winning, independent travel business, Travel Counsellors



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