

Available Now
Exchanged with Co-op

Clippers Quay

Highly prominent retail and leisure units to let at Salford's premier PRS development.

Salford Quays
M50 3BS

Development by

Investing in homes since 1912
grainger plc

Discover Clippers Quay

2018

Available this Autumn

3,000

Employees working directly
opposite in Exchange Quay

Units ranging from

835 – 2,954 sq ft

614

Unit rental community


7

Commercial units available

2

Units Under Offer to major food retailer

- Good connectivity
- Waterfront location
- World class attractions nearby
- Huge growth in the local area professionally and culturally
- Dynamic population living locally with proximity to Media City
- Good sightline from three different boroughs
- Large local customer base with limited competition



Untap the potential of
a location at the heart
of Salford's new premier
rental development.



Location

Clippers Quay occupies an enviable gateway location fronting Trafford Road (A5063) one of the busiest vehicular routes into and out of The Quays.

The development also has an expansive and highly attractive frontage on to the regenerated waterfront which provides excellent, external seating opportunities perfect for restaurant and leisure operators.

Situated close to the numerous iconic attractions of Salford Quays such as the Lowry and Media City, whose visitors have already enticed the likes of Alchemist, Botanist and Cau.



3,000

Employees working directly opposite in Exchange Quay



26,539

Households live within a ten minute drive



55,763

People live within a ten minute drive



Metrolink station immediately adjacent to development

435,000 sq ft

Existing office development directly opposite at Exchange Quay

Employers within the immediate vicinity include:

A J Bell, Space & Time Ltd, American Conglomerate 3m, Beauty Bay, Wurth Electronics

2000

Car parking spaces directly opposite

Location

Transport links (by car):

Media City	5 Minutes
Manchester City Centre	10 Minutes
M60	12 Minutes

Walking distances to tram stops:

Exchange Quay	2 Minutes
Salford Quays	8 Minutes
Pomona	4 Minutes

Distances to train stations (by car):

Piccadilly Station	21 Minutes
Salford Central	11 Minutes
Deansgate	7 Minutes



A New Waterfront Location

Grainger PLC is proudly developing a new rental community on the old Multiplex site at Clippers Quay in Salford Quays. The new waterside community will be home to 614 beautifully designed 1,2 and 3 bedroom apartments to rent with resident amenity space, seven retail and leisure spaces, private gardens as well as beautifully landscaped public areas. The scheme is likely to attract an audience of 25-35yr old working professionals, sharers and couples from the local area.

The first selection of homes to rent will be available in Autumn 2018, and will be owned and managed by Grainger, the UK's largest listed professional landlord.





UNWIND

RELAX



GROW



SOCIALISE



Vision



The site, with fantastic proximity to both Salford Quays and Manchester City Centre, is just a stone's throw from the Exchange Quay Metrolink stop. Businesses opening in Clippers Quay will benefit from an on-site customer base of approximately 1500 people, as well as the 1000's of people who live and work next door, who currently have very little local amenity within walking distance.

To ensure they are creating a great place for everyone who lives and works locally, Grainger is investing significantly into the public realm on site, to ensure it becomes a highly sought after new location in Salford Quays, to live, work and socialise. They will be running an active schedule of events on site, both for residents and the public, that will link into the wider community and offer local businesses the opportunity to engage with their residents and the public. Grainger will also be working with local stakeholders and the Council to link into the wider community, and solidify Clippers Quay as an attractive new destination for Salford.

Accommodation

Riverside Accommodation

Upon completion, Clippers Quay will provide seven modern, high quality ground floor commercial units of which 5 will have excellent frontages onto Trafford Road and 2 of which will enjoy highly sought after vistas onto The Waterfront. The units ranging from 835sqft – 2,954sqft will all have high quality shopfronts installed. These units can potentially be combined should larger space be required.

Accommodation Schedule Waterfront

Address	Size - Net sq m (sq ft)
UNIT 1, ZEREGA WAY, SALFORD, M50 3AE	116 (1,249)
UNIT 2, ZEREGA WAY, SALFORD, M50 3AE	135.7 (1,461)

UNDER OFFER

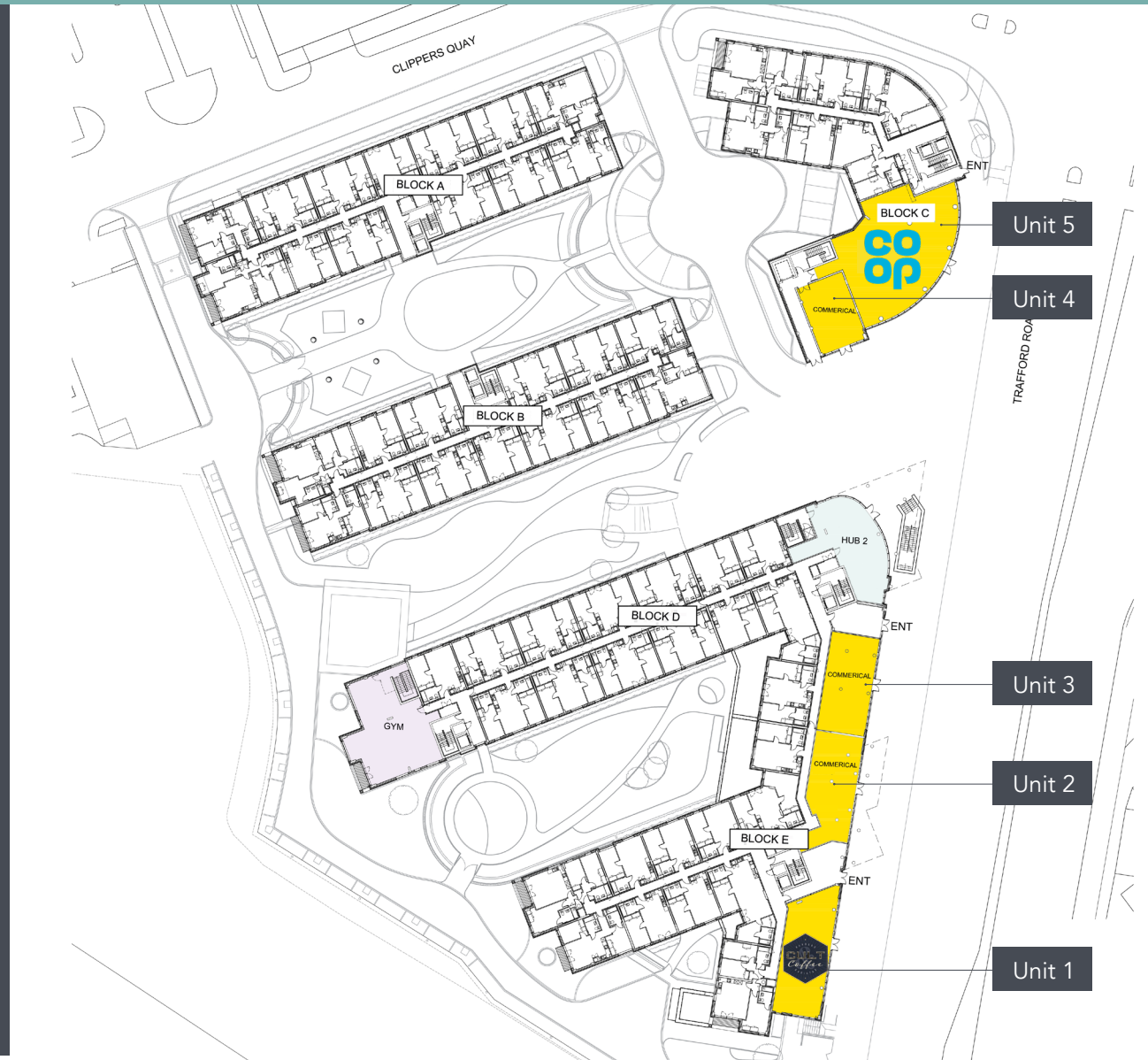


Accommodation

Trafford Road Accommodation

Accommodation Schedule Trafford Road

Address		Size - Net sq m (sq ft)
UNIT 5, WATERMAN WALK, SALFORD, M50 3AD	EXCHANGED WITH CO-OP	274 (2,954)
UNIT 4, WATERMAN WALK, SALFORD, M50 3AD	EXCHANGED WITH CO-OP	77.5 (835)
UNIT 3, WATERMAN WALK, SALFORD, M50 3AD		108 (1,161)
UNIT 2, WATERMAN WALK, SALFORD, M50 3AD		114 (1,227)
UNIT 1, WATERMAN WALK, SALFORD, M50 3AD	CULT & COFFEE	133 (1,435)



VISUALISE THE OPPORTUNITY

[PLAY VIDEO](#)



The view from Trafford Road

NB: The bridge pictured in the video is not part of final design

Birds Eye View



Further Information

The units are available by way of new full repairing and insuring leases for a term of years to be agreed and subject to 5 yearly rent reviews.

Rent:

Available upon application

Legal Costs:

Each party to be responsible for their own costs incurred in the transactions

EPC:

To be available upon completion of the development

VAT:

All prices and rents are quoted exclusive of, but may be liable to VAT

Rates:

Interested parties are advised to verify this information via the Local Authority website (www.voa.gov.uk)

Planning Use:

A1/ A2/ A3/ D2

Viewing:

Strictly by appointment with Cheetham & Mortimer

*Due to early planning stages this document is subject to change.



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grainger plc

Investing in homes since 1912

Grainger PLC, a FTSE250 business, is the UK's largest listed residential landlord. Established in 1912, Grainger prides itself as a leading, responsible and long-term landlord. A market leader in the UK Private Rented Sector ("PRS") and at the forefront of the Build to Rent sector, Grainger invests in and provides long term, purpose-built, rental homes and communities nationwide. Grainger has a portfolio of over 8,500 rental homes worth over c.£2.6bn and the company has pledged to invest over £850m into the PRS by 2020. Grainger was awarded Property Company of the Year at the 2017 Property Awards.

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