

# Self-contained offices at Salford Quays for sale / to let



- Access to M602 / M62 / M60
- Adjacent to MediaCityUK
- Close to Metrolink
- Ample car parking

# Capstan House ●

Capstan House is a self-contained office building located at the Chandler's Point development in Salford Quays comprising 21,500 sq ft with extensive on-site car parking.

Nestled between the M602 motorway and MediaCityUK, Capstan House provides fantastic transport links for staff and visitors with easy access to Manchester city centre by car (M602) and also via the adjacent Anchorage Metrolink Station.

The building has been refurbished to a Grade A specification including raised floors, new ceilings, lighting, refurbished lifts, decoration and carpet. The newly installed air conditioning system is tailor made to accommodate high levels of staff occupancy (1:7 sq m). Dedicated comms rooms at Capstan House serve full power and data requirements for the work spaces.

The ground floor currently features three large glazed meeting rooms, a staff breakout / hospitality café, a glazed training room and a separate tea / coffee serving station.

The two upper floors are identically laid out incorporating glazed training rooms, central resource areas and tea / coffee serving stations.

The Chandlers Point development holds the potential to develop a new building, providing an additional 20,000 sq ft of office accommodation.

The prominence of the site also means there are numerous opportunities for signage and branding for your company. The location provides extensive retail and leisure opportunities at MediaCityUK, all in the immediate vicinity of this stunning quayside environment.

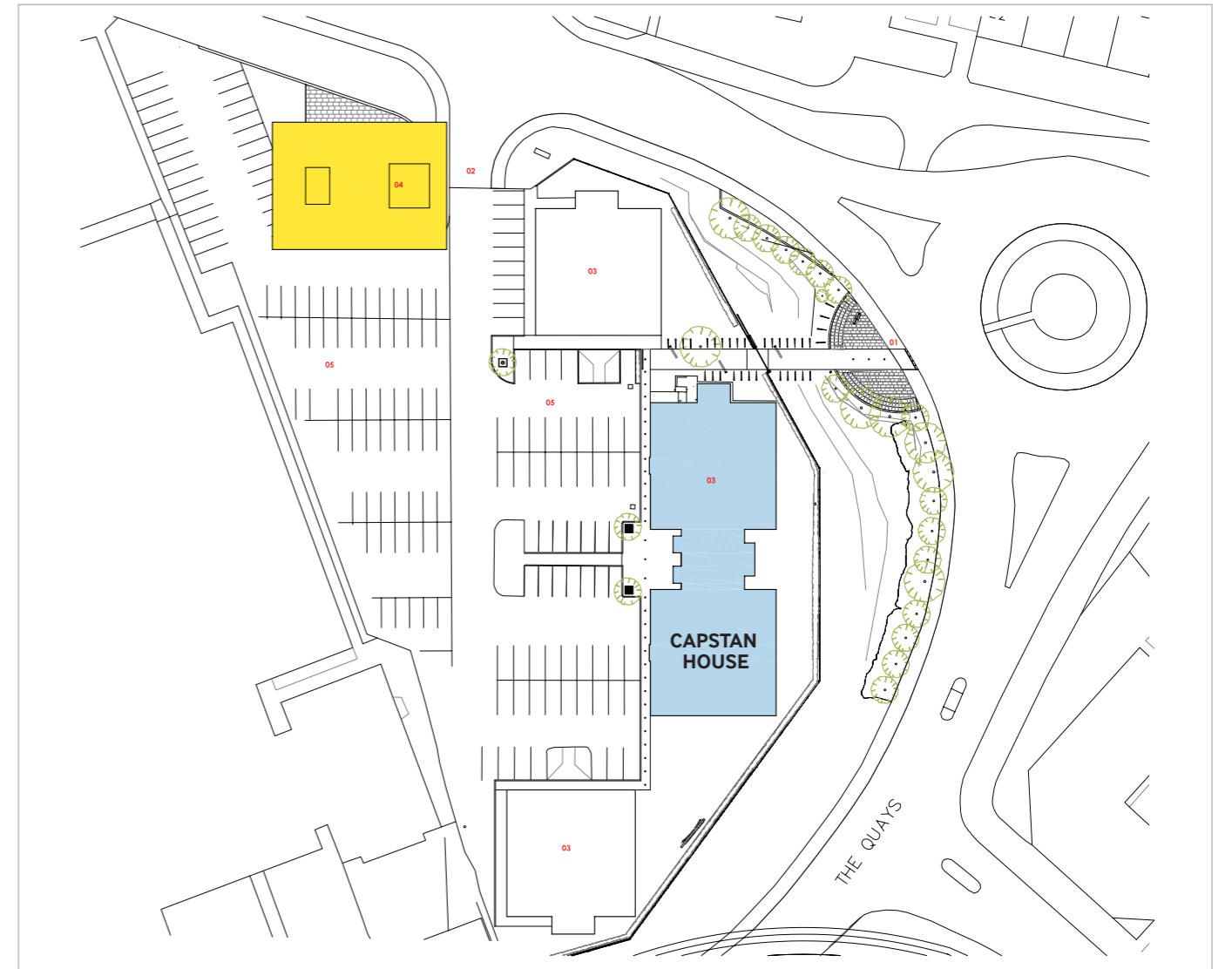
The Lowry Outlet Mall is within easy walking distance along the waterfront and provides even more restaurant and retail facilities, public car parking and a high quality health club with gym and swimming pool. High quality work space can be taken on flexible terms from a full floor of 7,170 sq ft right up to the entire building with the added potential for new build development on-site.

#### Building specification includes:

- Self-contained building
- Fully refurbished
- Further development potential
- Generous car parking ratios
- Adjacent to Anchorage Metrolink
- Easy access to M602
- Air conditioning
- Raised access flooring
- Suspended ceilings
- Lift access
- DDA-compliant access
- Bicycle storage



Chandler's Point, 31 Broadway, Salford Quays, M50 2UW



■ POTENTIAL FOR 20,000 SQ FT NEW DEVELOPMENT

**21,498**

TOTAL AREA IN SQ FT



# Customs House ●

Customs House is a prominently located self-contained office development in Salford Quays comprising 43,363 sq ft spread over two linked buildings.

Situated on Furness Quay and just 10 minutes' walk from Capstan House, Customs House sits adjacent to Furness House. Both buildings are currently unrefurbished but provide a unique opportunity for a bespoke refurbishment tailored to the needs of your business.

The main office building comprises circa 30,000 sq ft over the ground and five upper floors served by two lifts. The floor plates are currently open-plan and provide stunning views over the Quays and beyond.

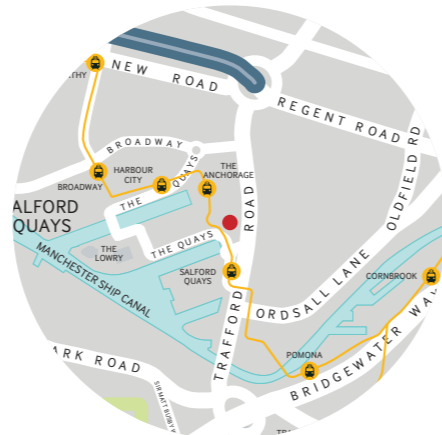
A first floor link walkway provides access to the annex building, containing quality open-plan office space of circa 7,500 sq ft with a central skylight feature. The ground floor currently accommodates storage / garage and warehousing facilities of circa 6,000 sq ft although it is suitable for conversion. Alternatively the annex itself could be developed to provide further office accommodation.

Customs House is, like Capstan House, ideally placed for easy access to the M602 motorway network and Anchorage Metrolink Station is the closest tram link.

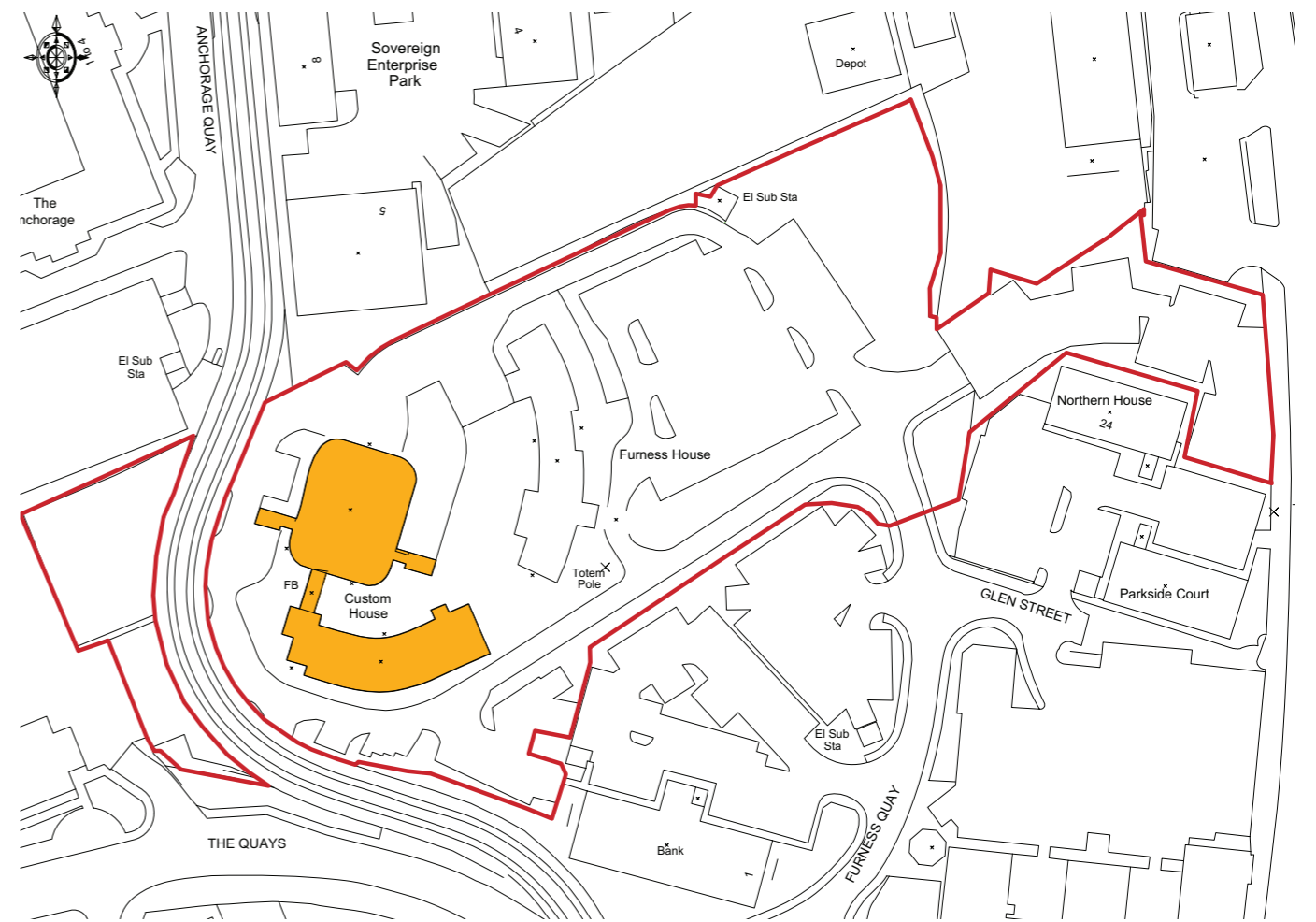
The retail and leisure facilities of MediaCityUK and the Lowry Outlet Mall are also within easy reach.

#### Building specification includes:

- Self-contained building
- Generous car parking ratios
- Close to Anchorage Metrolink
- Easy access to M602
- Air conditioning
- Raised access flooring
- Suspended ceilings
- Lift access
- DDA-compliant access
- Bicycle storage
- Bespoke redevelopment potential



Furness Quay, Salford Quays,  
Manchester, M50 3XA



POTENTIAL FOR 20,000 SQ FT NEW DEVELOPMENT

 43,363

TOTAL AREA IN SQ FT



# Salford Quays

Imperial War Museum

MediaCityUK

Lowry Retail Outlet and Restaurants

Customs House

Capstan House





# Designed to inspire

When it comes to your work space, first impressions count and this doesn't just apply to the creative sector or companies with clients who pay a visit from time to time.

But it's not all about image. How your staff feel about their work space is also crucial. Your staff are your brand ambassadors and a bright, vibrant and creative environment can also help inspire and boost productivity.

The office is also a place for you to showcase your corporate culture and live out your brand – a concept that is all too often overlooked.

To help you make the space distinctively your own, we openly encourage a collaborative approach to the design of your office. We want you to view the work space not as something to be taken 'off the-shelf' but more as a 'blank canvas' for you to turn your ideas of the perfect office into a reality.

And we can help every step of the way with design consultancy, space planning, fit-out and relocation. The combined years of experience within our in-house team means that we have an unparalleled knowledge of what it takes to deliver highly-effective finished buildings to the best quality standards – with minimum hassle for you. And with our size we can use our bulk buying power to pass on real cost-savings to you.

“Bruntwood listened and worked with us to identify a space with potential and then to fit it out in a way that suited MIF perfectly. It feels like our home and reflects something of the spirit of the Festival – original and creative.”

**Christine Cort**  
Managing Director at Manchester International Festival  
Customer at Blackfriars House



Blackfriars House



Blackfriars House Roof Garden



Manchester Science Park



Capstan House



Queen Insurance Buildings



# From a single desk for one day to a whole building for 25 years, Bruntwood creates places that help businesses succeed.



We develop, let and manage all of our properties, allowing us to seamlessly control the whole experience and make sure it meets our customers' expectations at every stage. We recognise that different businesses have different needs, so our portfolio has a range of property types that enable us to match businesses to the right environment for them to flourish.

Our concentration of properties allows us to be flexible within our lease terms, as well as being able to move customers easily within our portfolio as their needs change. The long-term relationships that develop from this approach have resulted in a customer retention rate that is more than twice the national average.

Our strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and the top quality customer service we strive to deliver. We also believe that how we work is just as important as the work that we do.

As a values-driven organisation, we recruit talented people based on their attitude, enthusiasm and commitment to deliver the best possible outcomes for our customers. We also apply these same values to how we behave corporately, making an active contribution to the economic, social and cultural life of the cities and communities where we operate.

This is because we believe that for Bruntwood to be a success, our customers, staff, suppliers and stakeholders need to be successful too.

To us, it's just good business sense.

**Chris Oglesby**  
Chief Executive  
Bruntwood

## Values-driven organisation

Bruntwood retains the values and standards we share with all our staff and the vibrant communities in which we do business.

Donating 10% of our profits to local arts, civic environmental and charitable causes, we're making a difference to the lives of people in the local area and the fabric of the cities in which we operate.

As a values-driven organisation, we recruit talented people based on their attitude, enthusiasm and commitment to deliver the best possible outcomes for our customer. We also apply these same values to how we behave corporately, making an active contribution to the economic, social and cultural life of the cities and communities where we operate. This is because we believe that for Bruntwood to be a success, our customers, staff, suppliers and stakeholders need to be successful too.

Even before the word sustainability became a common phrase, we were investing both time and money into the development of the social and physical infrastructure of our cities. Our work in our communities covers a very broad canvas, from working to take care of the environment to improving people's quality of life through charitable and cultural support.

### Making a difference in our communities

At Bruntwood we encourage our staff to get actively involved in supporting our local communities. Each employee is encouraged to take two days each year to volunteer in community projects through the Bruntwood Cares Scheme.

As with many of our initiatives, we aim to maximise the benefits we can create through our volunteering by developing long-term sustainable partnerships. For example we have adopted two primary schools in Manchester and every month volunteers go along to help the children develop their reading skills. Since the scheme started in January 2008, over 30 members of staff have taken part, with all of them testifying to the great sense of personal achievement the experience has given them.

### Making a difference to our cultural life

Successful cities are about more than just business: they need to offer rich and vibrant cultural life and a real sense of community if they are going to truly succeed. These things don't come about by accident, they need planning and nurturing and they also need investment.

We believe that innovative, ambitious and distinctive cultural activity helps to add to the vibrancy of a city, making it more attractive as a place to live, to work and to do business. At Bruntwood, our cultural sponsorship programme deliberately seeks out and supports the new and innovative. From the world premieres of the Manchester International Festival and encouraging new writing talent at the Royal Exchange to supporting theatre programmes for the young people at Bolton Octagon and providing bursaries from the classical musicians of the future, we are always looking to target our investment for the long-term development of our cities.

**'Bruntwood is inspirational in their backing of what we do. It is a fantastic risk-taking organisation and they are exciting to work with. Everyone there really wants to roll up their sleeves and make things happen.'**

**Jeremy Glover MBE**  
Chief Executive,  
OnSide Northwest

 **£1.2m**

APPROXIMATE TOTAL VALUE OF FUNDRAISING, SPONSORSHIP & CHARITABLE ACTIVITIES IN 2011

 **10%**

PERCENTAGE OF ANNUAL PROFITS GIVEN TO ARTS, CHARITY, CIVIC AND ENVIRONMENTAL CAUSES

 **1,043**

NUMBER OF HOURS VOLUNTEERED UNDER THE BRUNTWOOD CARES PROGRAMME

**Bruntwood is a family-owned and run property company that specialises in creating the right environments for a wide variety of businesses to succeed.**

We believe that for our business to be a success, yours has to be too. That's why we don't see ourselves as your landlord, but as your property partner, making sure that your choice of premises is adding the best possible benefit to the way your business works.

We develop, let and manage all our own properties, so that we can seamlessly control the whole experience to make sure it meets your needs and expectations. This strong customer focus underpins everything we do, from selecting and developing the property we invest in, to the sustainable management of our buildings and our involvement in the cities and communities where we operate.

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This brochure is intended purely as a guide. The information contained within it does not form part of any offer or contract.

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