



# OPTIMUMHOUSE

CLIPPERS QUAY SALFORD GREATER MANCHESTER M50 3XP

LONG LET  
OFFICE INVESTMENT  
WITH RPI INDEXATION





## INVESTMENT SUMMARY

- **Salford Quays is one of the largest mixed use regeneration projects in the UK** and is home to a number of internationally recognisable brands including the **BBC, Kellogg's, BUPA and Manchester United Football Club.**
- A Headquarter office building serving as the **Northern HQ for Kier Construction Ltd** who have a **5A2 D&B rating.**
- **7.6 years unexpired.**
- Optimum House comprises **24,010 sq ft arranged over ground and three upper floors** with floorplates of c. **6,000 sq ft.** The site benefits from **76 car parking spaces.**
- Site area of **0.9 acres (0.38 ha).**
- The current passing rent is **£517,662 (£21.56 psf).**
- **Five yearly rent reviews linked to RPI** with a cap and collar at 1%-4% per annum.
- The rent will increase to a minimum of **£573,621 pa (£23.89 psf)** in 2028.
- **The property is held long leasehold** at a rent of **£2,500 per annum** with circa 960 years remaining.
- Our client is seeking offers in excess of **£4,000,000 (Four Million Pounds)** subject to contract and exclusive of VAT.
- A purchase at this level would reflect the following metrics after deducting standard purchaser's costs of 6.8%.

Year	Minimum Guaranteed RPI Uplift (1% pa)	Forecasted RPI Uplift*	Potential RPI Uplift (4% pa)
NIY	12.06%	12.06%	12.06%
2028	13.37%	14.27%	14.60%
Capital value (per sq ft)	£167	£167	£167

\*Source: Oxford Economics (March 2026).





## WHY MANCHESTER?



Greater Manchester is a **world-class city region**, home to the **UK's Second City** and the **largest economy outside of London**.



The metropolitan area of Manchester is **one of the UK's most populous urban areas**, placing Greater Manchester at the **heart of the Northern labour market**.



Greater Manchester has **one of the largest student populations** and up to **70% of graduates remain in Manchester post-qualification**, providing businesses with consistent access to a diverse and skilled labour force.



The positive population growth has been one of the major drivers of the region's economy. Manchester now benefits from the **largest City economy outside of London**, with a **Gross Value Added (GVA) of £78.7 billion**.



The City is recognised as the economic and cultural capital of the North of England, maintaining its position as the **third most visited tourist destination in the UK for domestic and international visitors**.

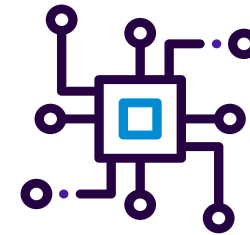
All of the above combines to offer a fantastic environment for people and businesses to thrive, resulting in Manchester receiving the following accolades;



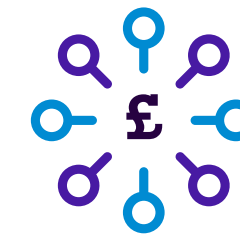
UK's most **AI-ready city**  
*(SAS, AI Cities Index 2024)*



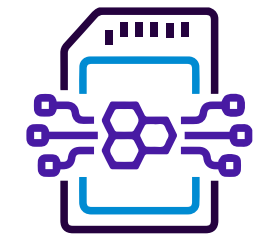
UK's most **liveable city**  
*(The Economist's Global Visibility Index, 2024)*



Largest regional **FinTech ecosystem outside London**  
*(Whitecap Consulting, 2023)*



UK's leading city for **attracting FDI outside of London**  
*(Ernst & Young, UK Attractiveness Survey 2023)*



**#1 of 15 tech cities** outside of London  
*(CBRE Tech City Report, 2022)*

**OPTIMUM HOUSE BENEFITS FROM SALFORD QUAYS' EXCELLENT LEVEL OF AMENITY WITH THE FOLLOWING LEISURE, RETAIL AND CULTURAL FACILITIES PROVIDED WITHIN WALKING DISTANCE OF THE BUILDING**



M602

MediaCityUK

Broadway

Quayside

Harbour City

Vue Cinema

Anchorage

Holiday Inn Express

M602 (J3)

Wharfside

Salford Quays

Starbucks

Clippers Quay

Copthorne Hotel

A5063

Subway

Tesco Express

A5063 Trafford Road

Exchange Quay

PureGym

M60 (J7)

# THE QUAYS

A56 Chester Road

City Centre

Pomona

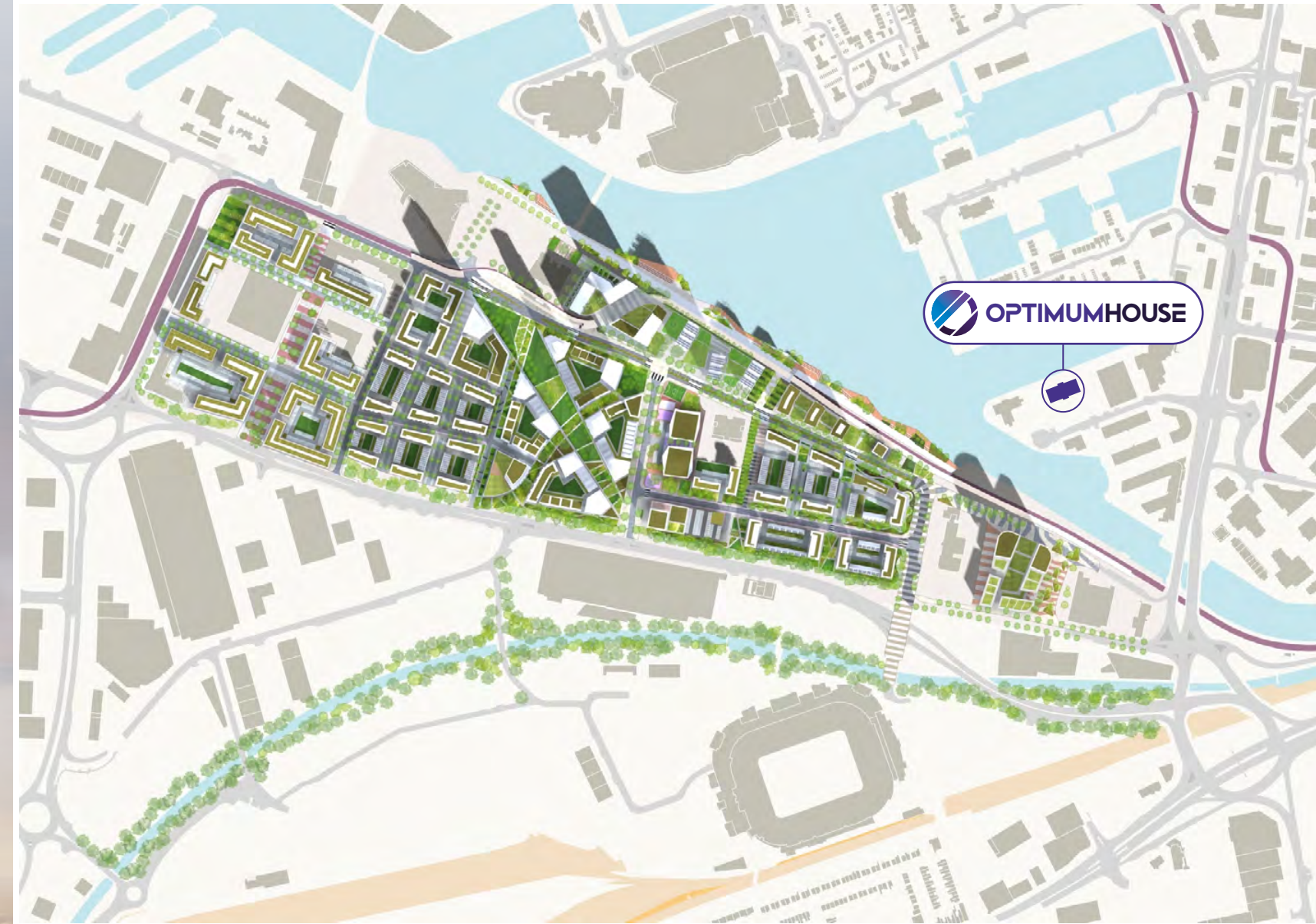
# TRAFFORD PARK MASTERPLAN AND MANCHESTER UNITED FOOTBALL STADIUM

Salford Quays is a major urban regeneration scheme within Greater Manchester, occupying 125 acres of the former Salford Docks and now providing a large mixed used development.

Salford Quays and Media City UK has attracted a number of internationally recognisable office occupiers including the BBC, ITV, Salford University and Sports Information Services (SIS) and Kellogg's.

The property is located with a waterfront setting in the heart of Salford Quays, within a 2 min walk of Exchange Quay metrolink and within easy access to MediaCityUK and Manchester City Centre.

Within the immediate vicinity of the property, there are numerous strategically important regeneration projects with the most significant being the Old Trafford regeneration project. Following the recent establishment of the Old Trafford Regeneration Mayoral Development Corporation, constituted after Government approval, plans for the multi-billion 370-acre regeneration project will begin to accelerate. The vision for the area will be catalysed by Manchester United's plans to develop a 100,000-seat stadium within Trafford Wharfside, with the wider area eventually seeing 15,000 new homes and creating 48,000 jobs locally and 90,000 nationally. In turn, the project is forecast to provide in excess of £7 billion per annum to the UK economy.



**15%**  
population growth

Salford Quays is home to a number of purpose-built residential buildings along the waterfront. Given the continued development of both Media City and Old Trafford, Salford Quays is expected to experience a 15% population growth by 2031.



**3,000**  
more residents in the area

This will result in 3,000 more residents in the area, 53% of which are expected to live in private rented accommodation. Salford Quays appeals to a more established 30+ demographic with a higher-than-average UK household income.



# CONNECTIVITY



## AIRPORT

Manchester Airport, located 20 minutes from the city centre, is the UK's third largest, offering flights to over 200 destinations - more than any other airport in the UK.

It carries approximately 29 million passengers annually, with plans to expand capacity over the next 15 years. The airport is undergoing a 10-year refurbishment programme at a cost of £1.5 Billion, with the most recent phase including an extension and refurbishment of Terminal 2 and the ongoing refurbishment of Terminal 3.

Metrolink and railway services to the Airport are available from the St Peter's Square Metrolink hub and Oxford Road train station.



## RAIL

There are now 5 mainline railway stations surrounding the city centre, providing excellent connectivity to the regional and national UK rail network, with 3 trains an hour to London.

Manchester's main train stations are accessible via the Metrolink system, whilst Salford Central and Salford Crescent serve the local areas.



## METROLINK

The Metrolink is one of the most successful light rail systems in the UK and now has 7 lines providing access around the city centre and out to the nearby conurbations. The system now provides circa 40 million passenger journeys per year, across its 93 stations.

The nearest station to the property is Exchange Quay, which is accessible by foot in under 5 minutes and connections into the wider metrolink network.



## ROAD

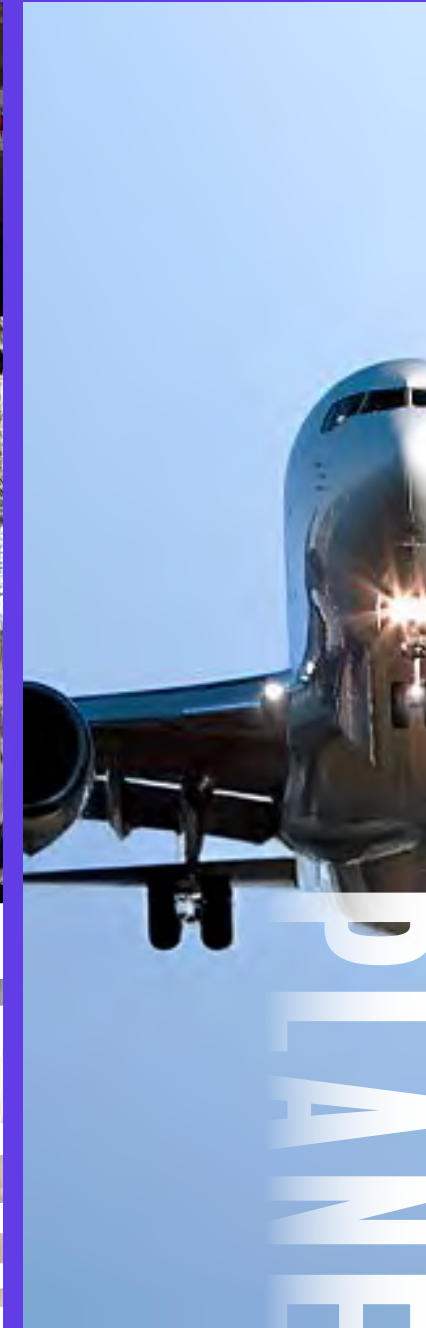
Greater Manchester is well served by one of the largest motorway networks in the UK. This has helped to establish the city region as the largest travel-to-work conurbation outside of London.

The M60 arterial motorway provides direct connections to the M602, M62, M56, M61, M67 motorways, enabling convenient national motorway access to all areas of the conurbation.



## BUS

Salford Quays has a frequent flow of a number of different bus routes. Exchange Quay bus stop on the A5063, adjacent to the subject property, provides onwards travel to Stretford, Cheetham Hill, The Trafford Centre and onwards travel to Manchester and beyond.





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## DESCRIPTION & SPECIFICATION

**Optimum House** is a modern brick-built office building with accommodation over ground and three upper floors extending to 24,010 sq ft. The property has been refurbished to provide the following specification:



**Air  
Conditioning**



**Full Access  
Raised Floor**



**DDA  
Compliant**



**Shower  
Facilities**



**Cycle  
Storage**



**76 car parking spaces  
providing an attractive  
ratio of 1:315 sq ft**

LONG LET OFFICE INVESTMENT WITH RPI INDEXATION



## ACCOMMODATION

The vendor has undertaken a measured survey and the building extends to the following:

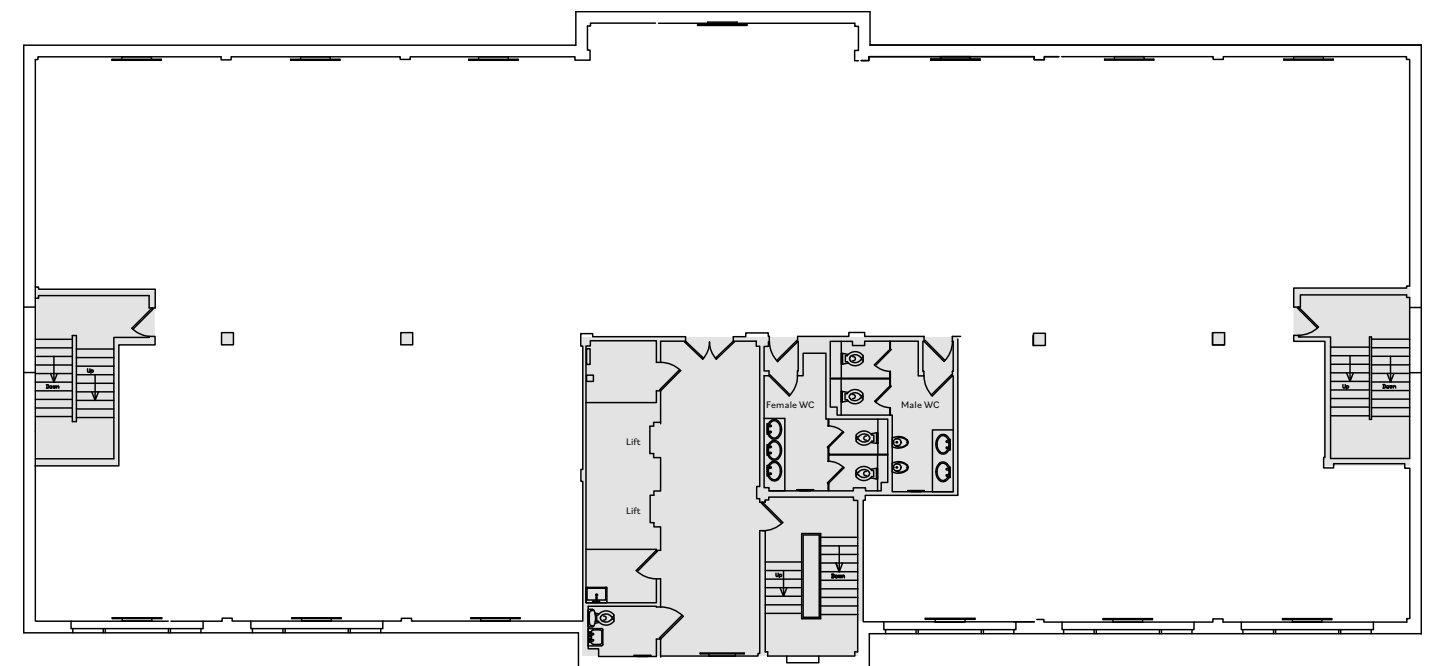
DESCRIPTION	SQ FT	SQ M
Ground	6,005	557.9
First	6,003	557.7
Second	6,001	557.5
Third	6,001	557.5
<b>TOTAL</b>	<b>24,010</b>	<b>2,230.6</b>



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## TYPICAL FLOORPLAN



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## SITE AREA

Site area of 0.9 acres (0.38 ha).



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## TENANCY

The building is fully let to Kier Construction with 7.6 years remaining as summarised below.

Tenant	Area (sq ft)	Start Date	Rent Review	Expiry Date	Passing Rent (psf)	Minimum uplift on 3/12/2028	Potential uplift on 3/12/2028	Comments
Kier Construction	24,010	03/12/2018	3/12/2028	02/12/2033	£517,662 (£21.56 psf)	£573,621 pa (£23.89 psf)	£626,269 pa (£26.08 psf)	Rent reviews linked to RPI with a cap and collar at 1%-4% per annum.

The property is let to Kier Construction Ltd with Kier Group PLC acting as guarantor for the lease.

## TENURE

The property is held long leasehold at a rent of £2,500 per annum until 26th April 2985 and therefore has circa 960 years remaining. The leasehold interest specifies that the use must be B1 Offices, and any change in use, or structural / external alterations or development will require Superior Landlord consent.



### Kier Group plc (Company No 02708030) - Credit Safe Rating 58/100 - Low Risk

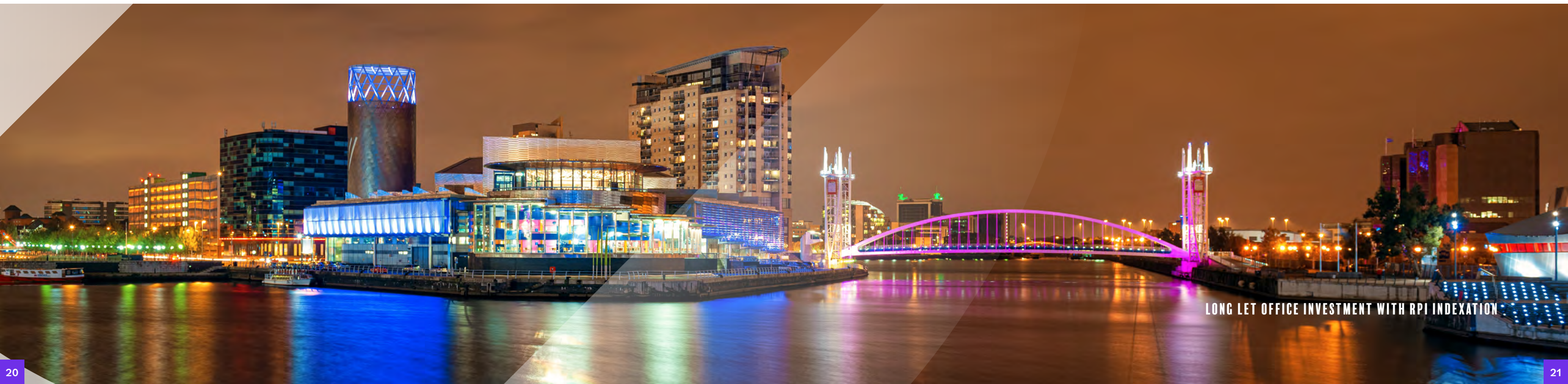
Kier Group PLC are a construction services and support group employing over 10,000 people. Kier are committed to sustainability, having reduced their carbon emissions by 70% since 2019 and in 2024 Kier's near term ESG targets were validated by the Science Based Target Initiative. Kier aim to be net zero carbon across scope 1 & 2 emissions by 2039 and net zero carbon across all emission scopes by 2045.

	2025	2024	2023
<b>Turnover</b>	£4,077,100,000	£3,905,100,000	£3,380,700,000
<b>Pre Tax Profit</b>	£78,100,000	£68,100,000	£51,900,000
<b>Shareholder's Funds</b>	£517,300,000	£520,200,000	£513,400,000

### Kier Construction Ltd (Company No 02099533) - Credit Safe Rating 91/100 - Very Low Risk

Kier Construction Limited are a major provider of infrastructure services, construction and property development. They work across sectors and throughout the UK for a diverse client base from both the public and private sector. Kier Construction Limited have a Dunn & Bradstreet rating of 5A2.

	2025	2024	2023
<b>Turnover</b>	£1,610,216,000	£1,583,449,000	£1,318,930,000
<b>Pre Tax Profit</b>	£40,050,000	£22,744,000	£11,219,000
<b>Shareholder's Funds</b>	£215,704,000	£99,945,000	£101,081,000



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## OCCUPATIONAL MARKET

Occupational take up in Manchester City Centre and the areas which surround it has been the largest of any Big Six city for the last decade, owing to Manchester's strong economic dynamics. In 2025, Greater Manchester recorded 1.84 million sq ft of take up and Salford Quays makes up one of the largest out of town sub-markets contributing 236,529 sq ft of take up over 81 transactions and consistently out performs some regional cities such as Sheffield, Newcastle and Liverpool.

Within Salford Quays, there is significant supply side constraints; new build development is largely unviable due to high build costs and some older stock has been converted into residential use. This scenario is likely to lead to future rental growth, especially given the continued occupier demand. In Q1 2026, 23 transactions were recorded making up 35,554 sq ft and in April this year PHMG committed to 67,000 sq ft of space at Soapworks in Salford just 0.5 miles from Optimum House. This letting is the largest out of town office leasing deal seen since 2018, showing the attraction of this micro location for tenants.

Date	Address	Tenant	Size (sq ft)	Rent (psf)
Apr-26	Soapworks	PHMG	67,000	£19.00
Mar-26	Metro Salford Quays	BAM Construction	10,765	£23.00
Feb-26	The Anchorage	Depot Connect	2,983	£22.50
Nov-25	Tomorrow, Media City	SYSPRO	4,000	£40.80
Jun-25	Anchorage One	Hanwha Techwin Europe	1,840	£21.00
May-25	Digital World Centre	Media Agency Group	4,117	£23.50

## INVESTMENT MARKET

The Manchester office market is the largest and most liquid regional office investment market outside of the South East, with a 10-year average of £525.3 million transacted per annum.

Salford Quays is a highly sought after sub market within Manchester as demonstrated in 2024 when Landsec acquired the remaining 25% share in MediaCity from Peel Group alongside a television facility dock10 and a 218 bed hotel. As a result, this gives Landsec full control of MediaCity enabling their ambitions for the estate to be implemented. The new vision for MediaCity includes new homes, office space and a variety of new retail & leisure provision.

The last two years have seen a number of key investment sales in Greater Manchester.

Date	Address	Tenant	WAULT	Av Rent (psf)	Price	NIY
On The Market	Anchorage One & Two	Multi-let	3.4 years	£18.51	Q. £30.25m / £166 psf	Q. 10.00%
Under Offer	The Lincoln	Multi-let	6.1 years	£38.75	Q. £55m / £540 psf	Q. 6.80%
Apr-26	Cheadle Royal	Seda Pharmaceutical	7.9 years	£16.67	£6.76m / £179 psf	8.75%
Nov-25	CityLabs 2.0	QIAGEN	9.6 years	£35.32	£43m / £473 psf	7.00%
Sep-24	81 Fountain Street, Manchester	Kier	12 years	£29.45	£12.5m / £328 psf	9.00%



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## DATAROOM

A data room has been created for the purpose of this disposal. Please contact one of the JLL team for access.

## EPC

The property has an EPC rating of C.

## VAT

The property is elected for VAT and the intention is to treat this sale as a Transfer of a Going Concern (TOGC).

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations identification and confirmation of the source of funding will be required from the successful purchaser.

## PROPOSAL

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\*Source: Oxford Economics (March 2026).

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## FURTHER INFORMATION

For more information or to arrange an inspection please contact:

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#### MISREPRESENTATION ACT 1967

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