

# FIT AND READY, FOR BUSINESS.



PHASE ONE COMPLETE & LET.

**PHASE TWO ONLY 25,000 SQ FT REMAINING**

**SOAPWORKS**

MEDIA CITY · SALFORD QUAYS  
M A N C H E S T E R

**AN EXCITING, BOLD, NEW ADDRESS  
BRIDGING MANCHESTER CITY  
CENTRE AND MEDIA CITY UK.**

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M A N C H E S T E R





## SUMMARY



## SOAPWORKS CREATES A STUNNING TRANSFORMATION OF THE FORMER COLGATE PALMOLIVE FACTORY.

- 400,000 sq ft of Grade A office accommodation
- Unrivalled floor plates of up to 46,000 sq ft
- Flexibility for subdivision
- Sustainable and low carbon redevelopment
- Minimum BREEAM 'Very Good' / EPC rating B
- An exciting new location within Media City
- Ample on-site car parking
- Excellent transport links
- On-site amenities
- Cost effective and unique workspace



**LOCATION**

# A VIBRANT, STUNNING, TRANSFORMATION.



## LOCATION

Soapworks is becoming one of the North West's most iconic commercial regeneration projects.

The scheme has transformed the former Colgate Palmolive Factory into a modern and dynamic centre for business, creativity and leisure, providing over 400,000 sq ft of stylish Grade A offices within Salford Quays' new Media City boundary.

Soapworks offers flexible, convenient, central, cost effective accommodation in a location supported by a wealth of amenities and facilities.

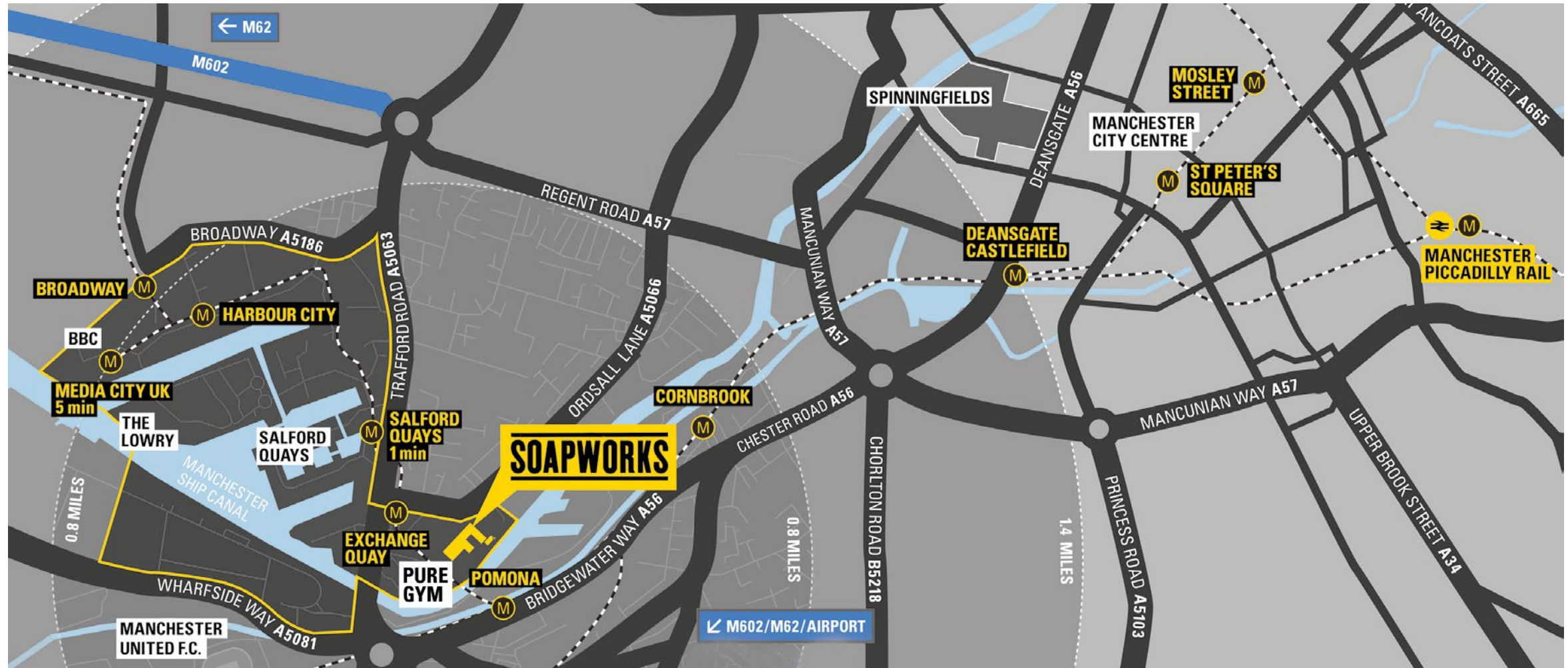
The unique location benefits from both Manchester's ongoing revival and from the regeneration of Salford Quays with the creation of Media City, home of the BBC. A multitude of leisure, hotel and entertaining establishments are within easy reach enabling a healthy live-work balance and modern lifestyle.

- Soapworks is within UK's largest and fastest growing region
- Manchester's population grew by 19% between 2001 and 2011- more than any other local authority outside London.
- Manchester is in the top 15 European locations for business investment
- 80 FTSE and 40+ overseas banks are represented and operating in Manchester
- A workforce of 7.2m live within a 50 mile radius
- Manchester is ranked 2nd as the most lively city in the UK for retail and leisure facilities
- London is 2 hours by train and there are 3 trains per hour
- Manchester has the highest graduate retention rate of any city outside London





## LOCATION



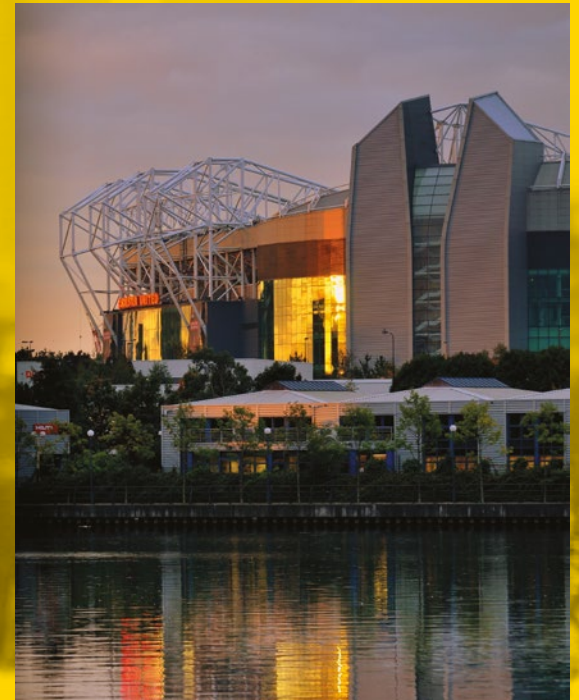
# SOAPWORKS

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## AMENITIES

# A THRIVING, HEALTHY WORKING ENVIRONMENT.



## AMENITIES



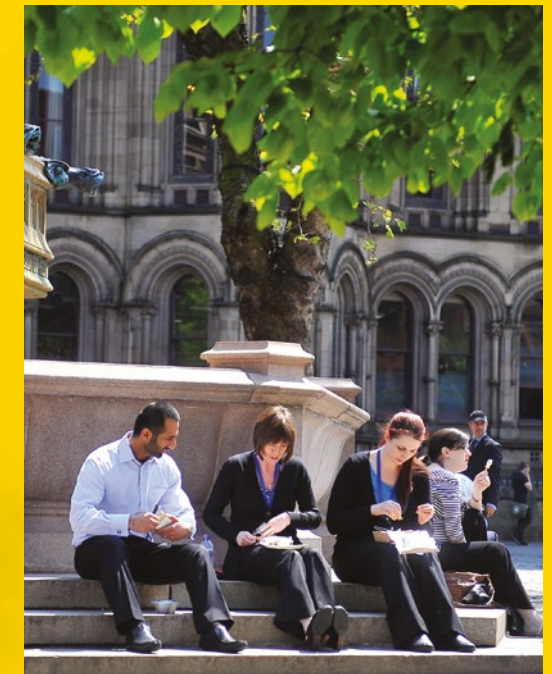
### On-site amenities...

Soapworks itself will provide a range of on-site amenities for the projected 4,000 strong business community, including manned reception, coffee and sandwich shop. All in a landscaped setting adjoining the canal front and all benefiting from 24 hour on-site security and management.

### Local amenities..

The site's location enables an active lifestyle, with cycle routes, pedestrian links and the waterfront an integral part of the development. Whether by healthy commuting or lunchtime pursuits, Soapworks allows organisations to promote and encourage a healthy business environment.

- Convenience Store 2 minute walk
- Supermarkets 5 minute drive
- Further restaurants & Sandwich shops within 5 mins walk
- Cinema within 5 mins tram ride
- Health and leisure within 5 mins tram ride
- Shopping centres within 5 mins tram ride
- Golf clubs within 5 mins drive
- Leisure clubs/sporting clubs within 10 mins walk or 5 mins bike ride
- Gym two minute walk



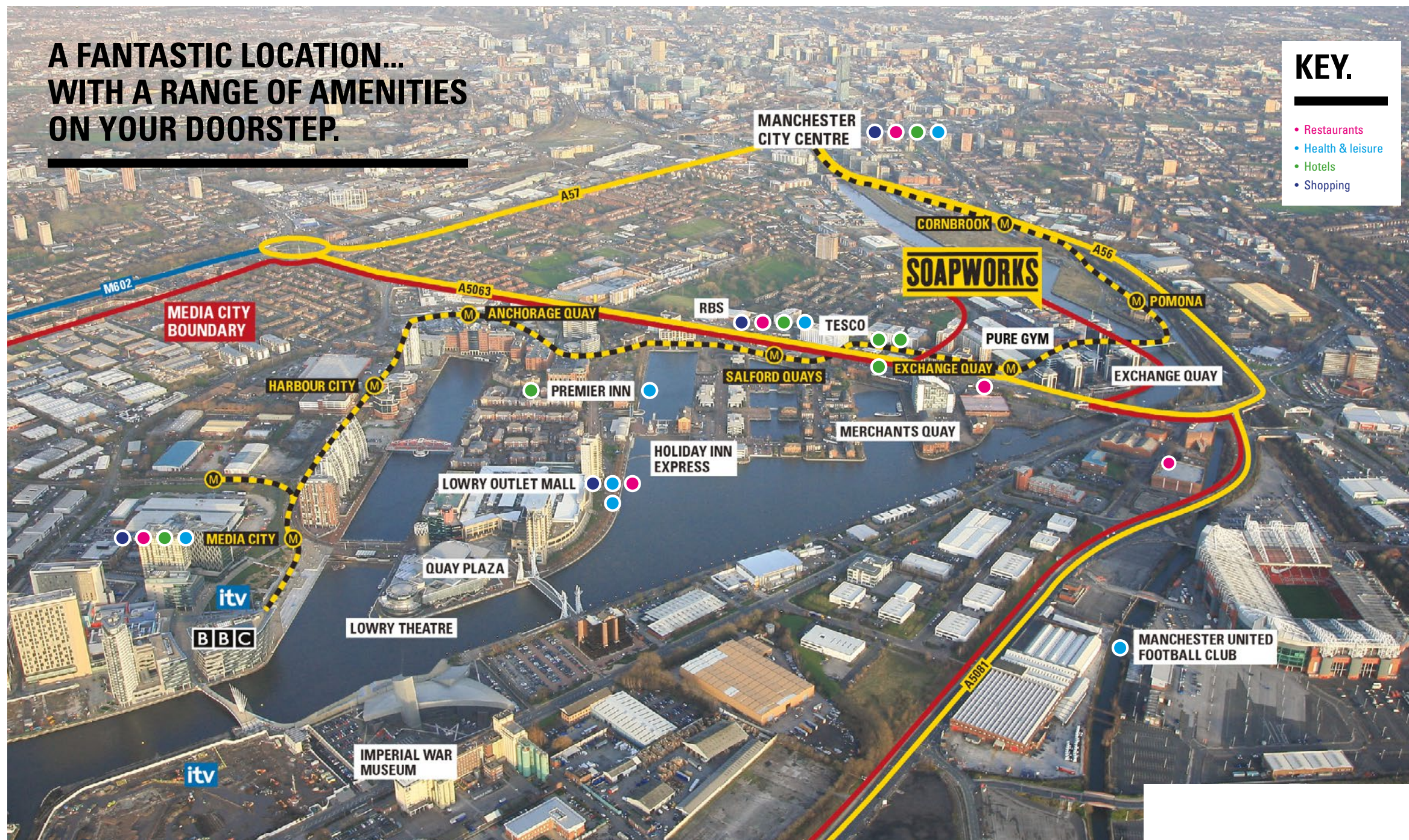


## AMENITIES

A FANTASTIC LOCATION...  
WITH A RANGE OF AMENITIES  
ON YOUR DOORSTEP.

### KEY.







- Restaurants
- Health & leisure
- Hotels
- Shopping





CONNECTIVITY

800 PEOPLE  
BY TRAM  
EVERY 6 MINS

	Minutes	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
		Bus Stops Ordsall Lane	Metrolink	Bus Stops Trafford Road		Hotels					MUFC					Lowry Centre					Imperial War Museum					Manchester City Centre
	Minutes	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
					Media City UK		Deansgate Train Station		Castlefield		Manchester City Centre		Stretford	Chorlton			Eccles				Sale					Didsbury
	Minutes	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
			M602				Manchester City Centre	M60	M62 (W)		M61		M56	M67	M62 (E)	Manchester Airport	M6									
	Minutes	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
											Manchester City Centre				Salford Bus Interchange	Stretford					Trafford Centre					
	Minutes	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
			Combrook		Media City UK		Deansgate Castlefield		St Peters Square	Stretford		Piccadilly	Chorlton			Eccles	Victoria					Altrincham				
	Minutes	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250
	via Salford or Manchester stations	Stockport	Manchester Airport		Liverpool	Sheffield	Preston	Blackpool		Birmingham		Nottingham		London		Newcastle										



CONNECTIVITY AND LOCATION.

- 1.5 miles west of Manchester city centre and within the Media City boundary
- Rapid access to the regional motorway network via the M602 or A56
- Adjacent Exchange Quay Metrolink station, with trams every 6 minutes to Manchester city centre / Media City UK transporting 400 passengers per journey
- Excellent local bus services providing links to Salford and Manchester rail stations and beyond
- Integrated cycle and pedestrian routes through/past the site, linking Manchester City Centre and Salford Quays
- Up to 1,200 car parking spaces



**SPECIFICATION**

# PROVIDING WORKSPACE IN A RANGE OF SIZES





SPECIFICATION



BOILERHOUSE IMAGES COURTESY OF TALK TALK



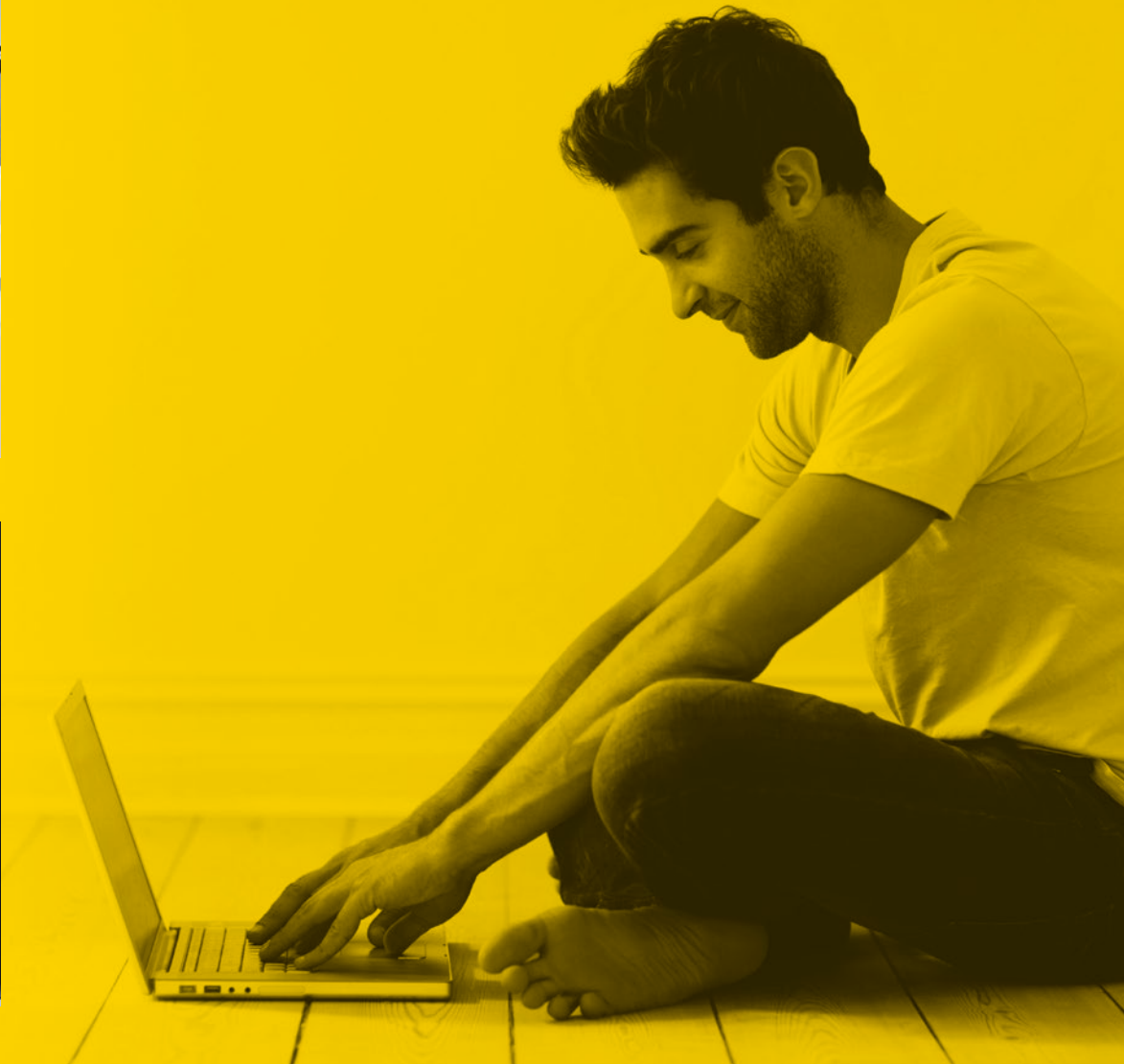
IMAGE FOR ILLUSTRATIVE PURPOSE

Soapworks has been designed by leading architect shedkm to meet modern office standards for energy efficiency and 'green' credentials and will achieve at least a 'Very Good' BREEAM rating and a 'B' for its Environmental Performance Certificate.

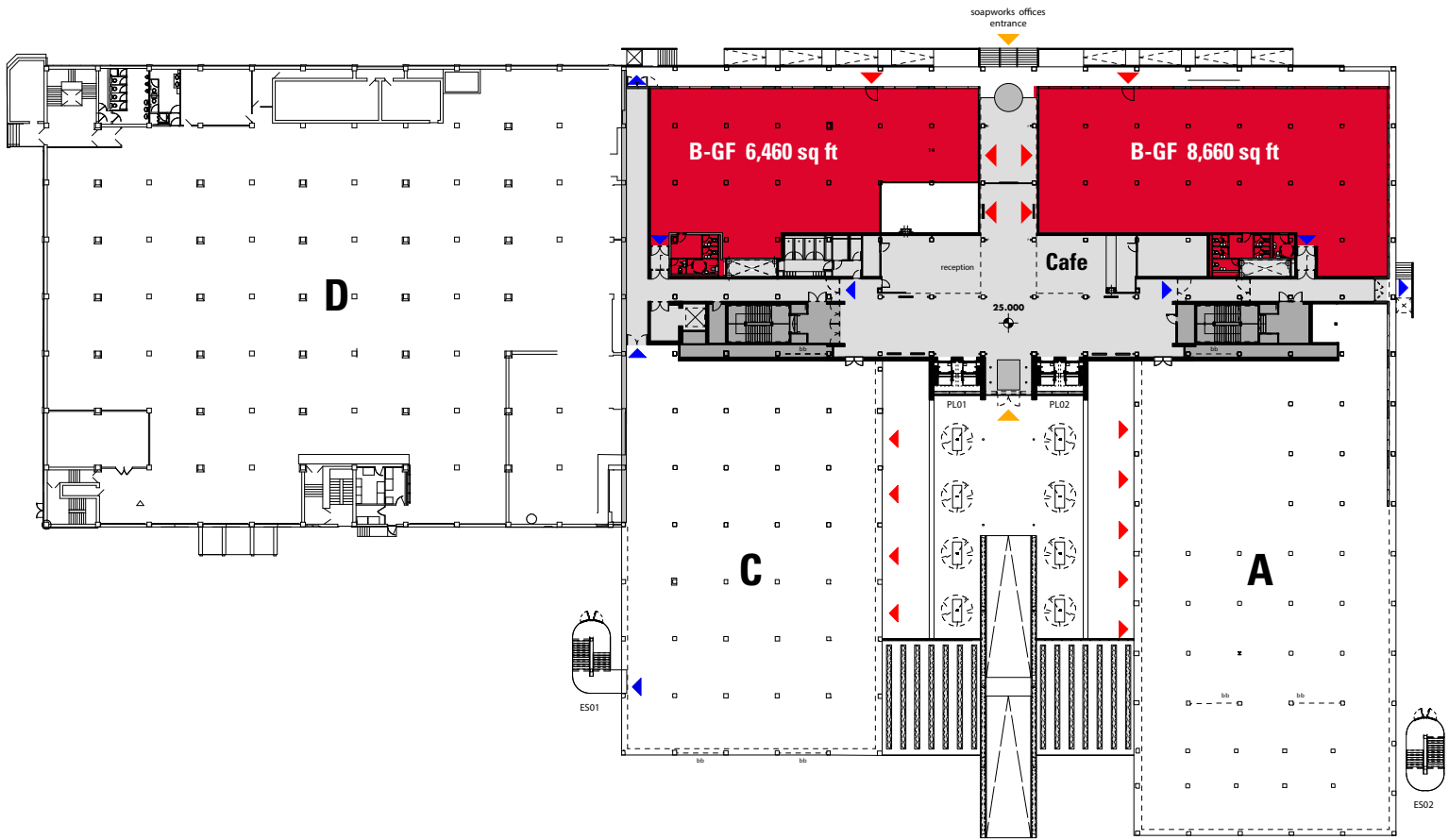
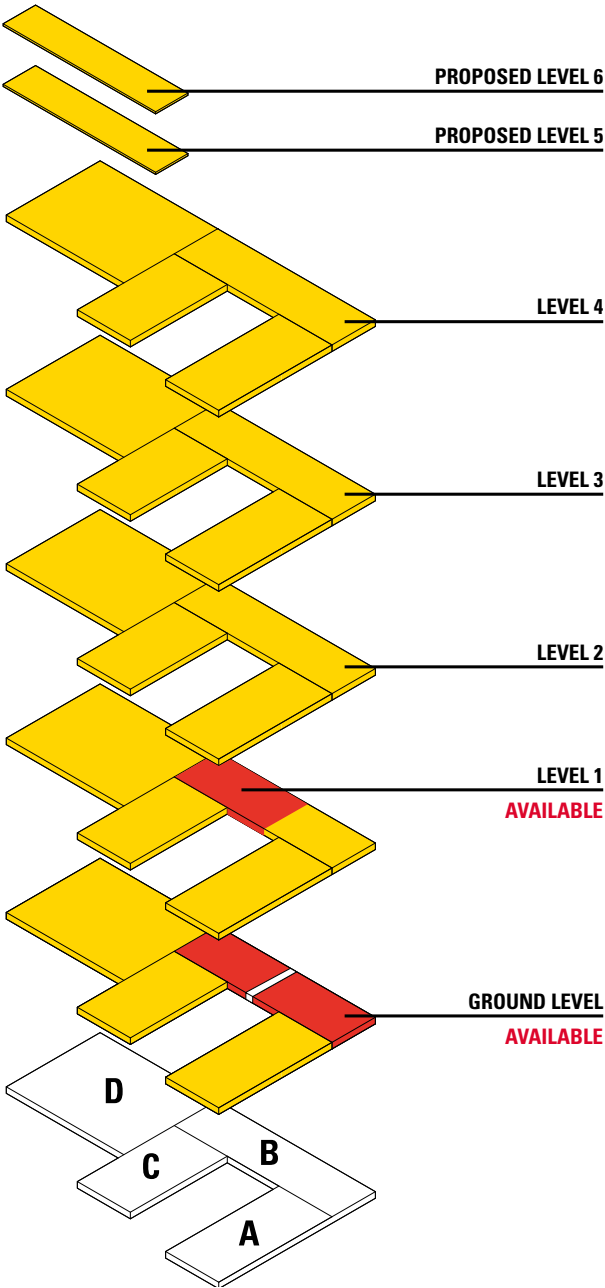
Utilising the fabric of the existing structure, the scheme provides a unique Grade A working environment incorporating raised floors, comfort cooling and full height

glazing. With vast floorplates and impressive floor to ceiling heights, a multitude of space configurations, flooded with natural light, have been created.

A generous landlord area has been provided, promoting a sense of arrival for all occupiers and their guests, whilst the flexible floorplates allow a market reactive approach to lettings. Areas illustrated on the opposite page are able to be split or combined to suit your specific requirements.



FLOORPLANS



GROUND LEVEL

KEY.

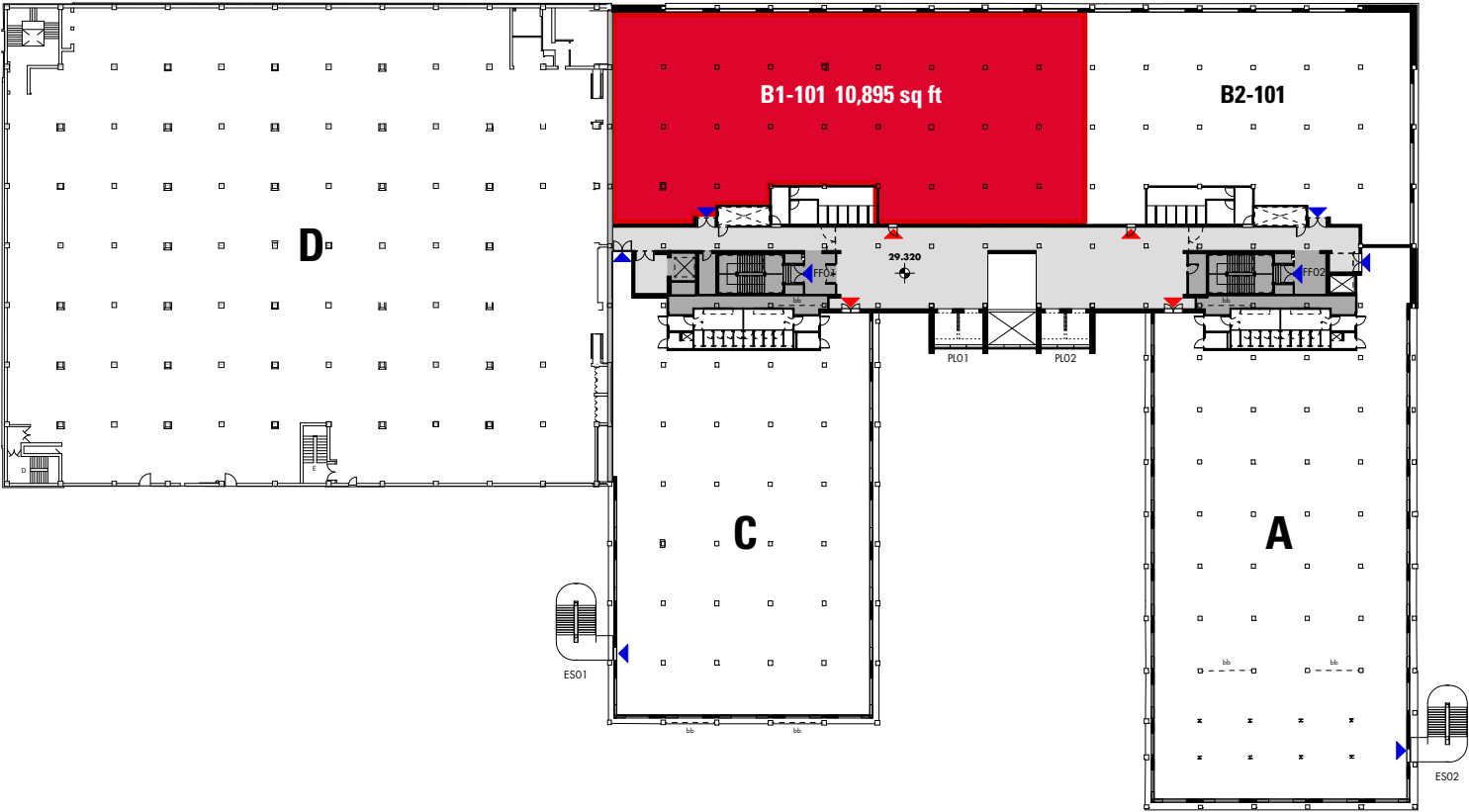
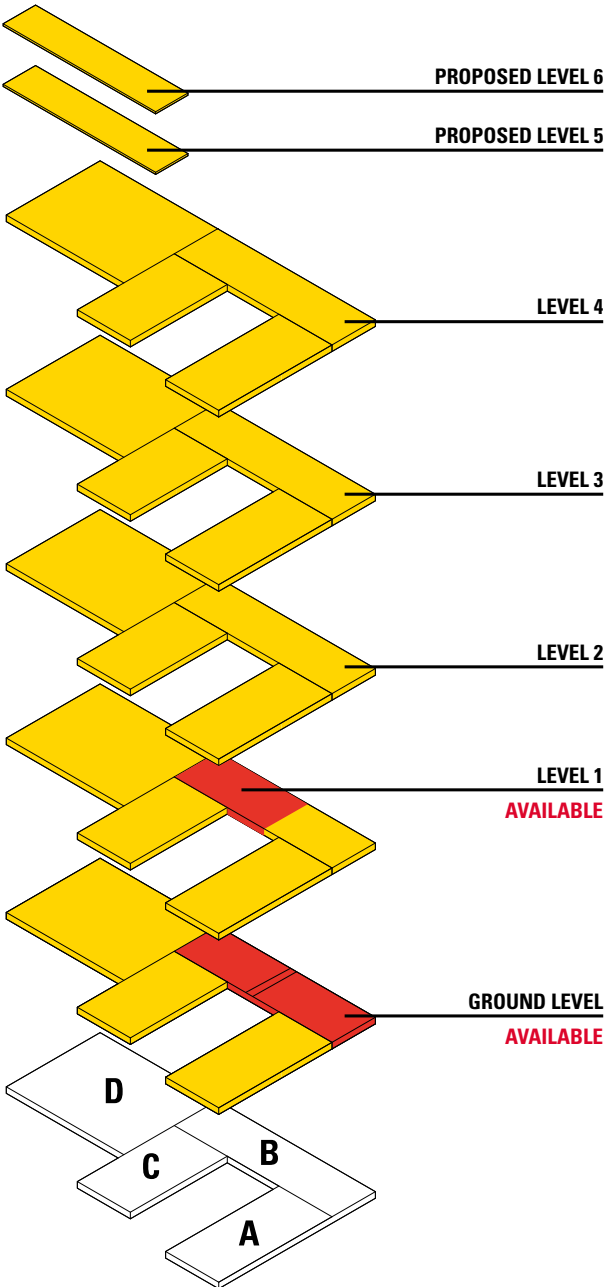
OCCUPIERS

B-GF - GROUND FLOOR  
AVAILABLE  
OCCUPIED

A. TALK TALK 106,00 SQ FT  
B1-GF AVAILABLE 6,460 SQ FT  
B2-GF AVAILABLE 8,460 SQ FT  
C. HOME OFFICE 54,000 SQ FT  
D. PHASE 3 TO BE REFURBISHED



FLOORPLANS



FIRST FLOOR

KEY.

B-101 - FIRST FLOOR  
AVAILABLE  
OCCUPIED

OCCUPIERS

A. TALK TALK 106,00 SQ FT  
B1-101 AVAILABLE 10,595 SQ FT  
B2-101 MWH TREATMENT 25,000 SQ FT  
C. HOME OFFICE 54,000 SQ FT  
D. PHASE 3 TO BE REFURBISHED

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## GALLERY





## GALLERY





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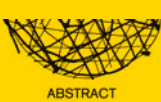


SOAPWORKS, COLGATE LANE, SALFORD QUAYS, MANCHESTER, M5 3LZ

## THE CARLYLE GROUP

Soapworks is fully funded and owned by the Carlyle Group which is the world's largest private equity firm, with over £91.5 billion dollars under management within 64 funds.

The Carlyle Group boasts an impressive portfolio of UK prime office schemes including Colmore Plaza in Birmingham, Bank Place in Bristol, Tanfield in Edinburgh, Monument in London and Three Piccadilly in Manchester.



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