



# DIGITAL WORLD CENTRE

GRADE A OFFICE SUITES AVAILABLE FROM  
**3,000 SQFT - 22,565 SQFT**



1 LOWRY PLAZA  
MEDIA CITY M50 3UB

# THE BUILDING

## Space to Work & Room to Grow

The building is undergoing an extensive refurbishment including all-electric VRF air-conditioning, exposed services, a large communal terrace, new common areas and bike stores and showers.

Located at MediaCity, the building benefits from plenty of daytime and night-time amenity from household names through to Manchester's leading independents.



Full height glazing with extensive views of the water & surrounding architecture



Basement car park plus a multi-storey behind offering contract car parking



Full access raised floors



Large communal terrace



3.6 metre floor to ceiling height



New common areas & reception



DX Air Conditioning system



Brand new bike stores & showers



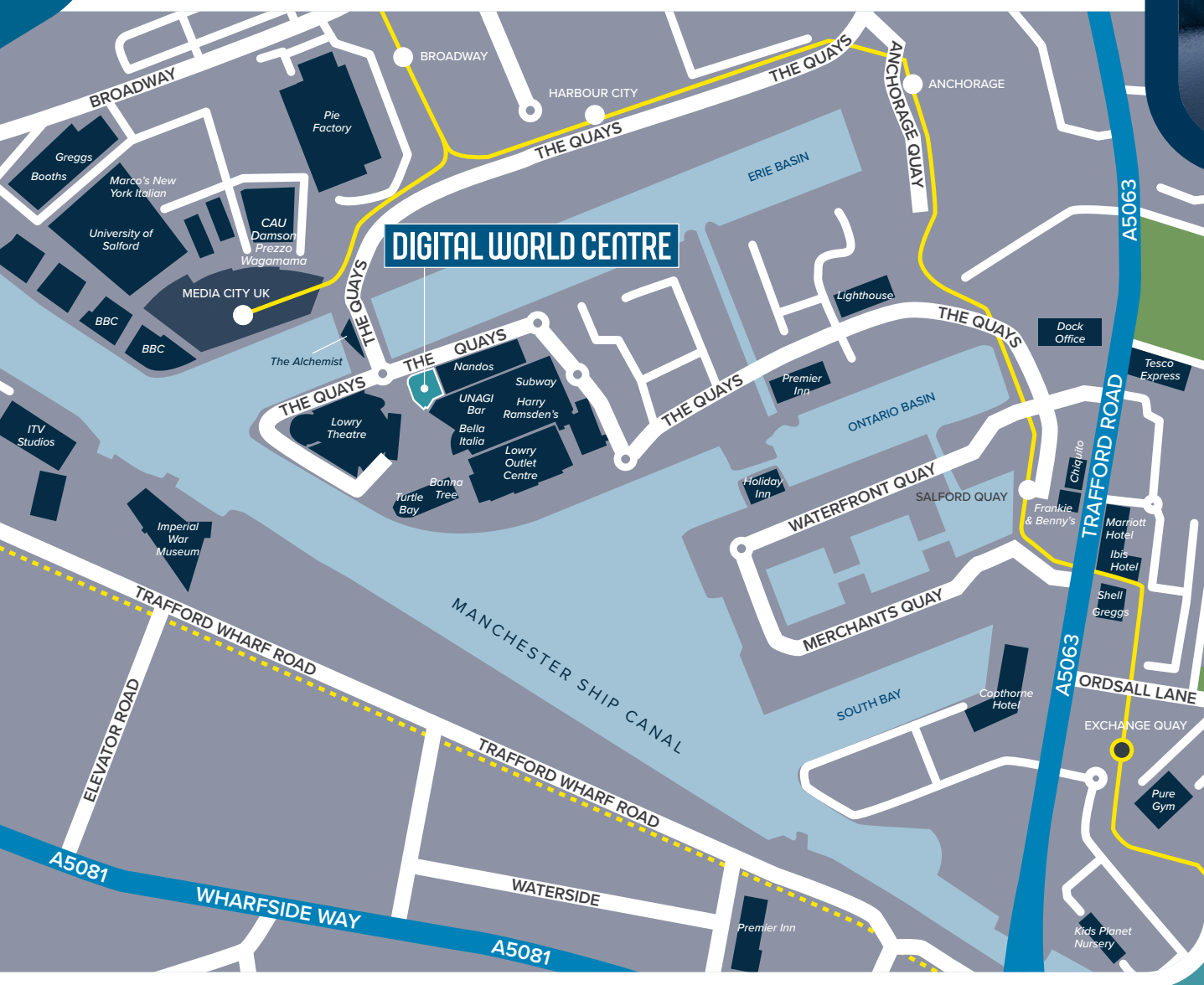
3x13 Person passenger lifts



Exposed services



# MEDIACITY UK



**MediaCityUK brings together the UK's main broadcasters, including BBC and ITV, as well as other independent creative industries.**

Three office buildings totalling circa 330,000 sq ft were developed for the BBC to accommodate several key departments including BBC Sport, Radio 5 Live, and CBBC. Approximately 2,500 BBC staff are based at MediaCityUK within the office buildings which have been developed alongside a broadcasting studio facility providing television, radio and orchestral recording facilities.

ITV relocated their main north west campus from Manchester city centre, including a major production and studio facility with a new set for Coronation Street. SIS, who operate the largest fleet of satellite uplink and outside broadcast trucks in Europe are also based at the site.

Beyond its prominent media tenants, MediaCityUK offers an exceptional local environment for businesses and employees alike. The development includes four additional Grade A office towers and a range of on-site retail and leisure amenities. These include high street and grab-and-go favourites such as Greggs, Costa, and Co-op, alongside popular dining and evening venues like Nando's, The Botanist, The Alchemist, and Prezzo, all within walking distance and located around the waterfront.

# MANCHESTER

## Prime Location

Manchester has firmly established itself as the UK's second largest city and is the administrative and commercial hub of the north west region.

Manchester is a dynamic regional city with considerable corporate, financial and media representation. Inward investment is attracted to Manchester as a result of its substantial number of large blue chip businesses, along with its highly skilled workforce.

With one of the largest student populations in Europe (105,000) across four Universities, the human resource demographic continues to attract leading businesses from across the globe.

Greater Manchester, with a population of 2.7 million is the 2nd most populous 'large urban zone' in the UK after London and the 16th in Europe, with 7 million people living within a one hour driving distance.



Greater Manchester is the **largest and fastest growing city region economy** outside of London





Named third best city in the world (Time Out 2021)



More than 80 of the FTSE 100 represented in Manchester



Over 500,000 people aged 20-34 the largest regional millennial population



Voted most liveable city in the UK (The Economist 2022)



High Graduate retention 51% choosing to remain



Population of 2.7 million with 7 million within 1 Hr



5 year forecast 3.9% growth PA in office based growth



Largest and fastest growing regional capital in the UK



# CONNECTIVITY



Manchester Airport is **the Largest airport outside of London**, servicing over 29M passengers annually



Metrolink is the **largest light rail system in the UK**, with almost 100 stations across 8 lines



**79 trains daily** between Manchester and London with c.2 Hours journey time



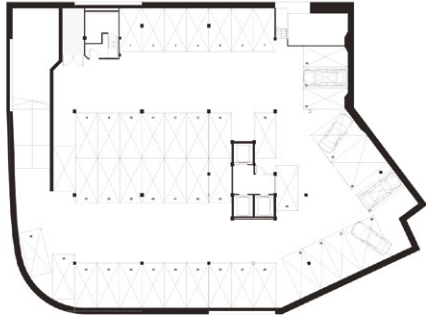
Manchester has one of the **most extensive regional motorway networks** in the country



**7 Million population** within one hours drive - the largest travel to work area outside of London

# FLOOR PLANS

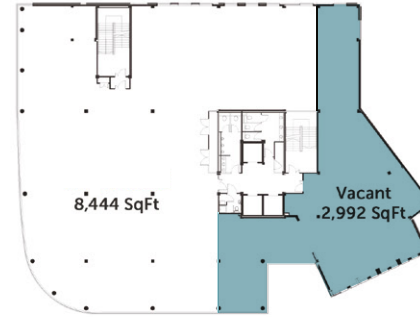
**LOWER GROUND FLOOR**



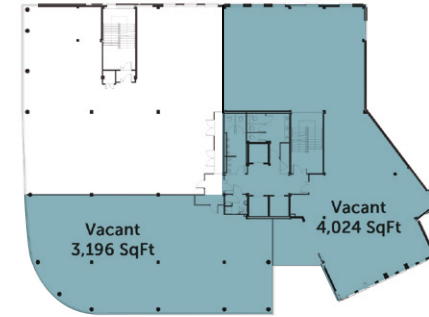
**GROUND FLOOR**



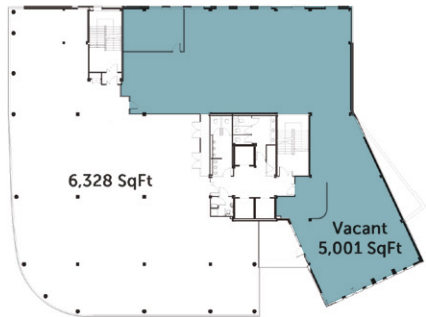
**FIRST FLOOR**



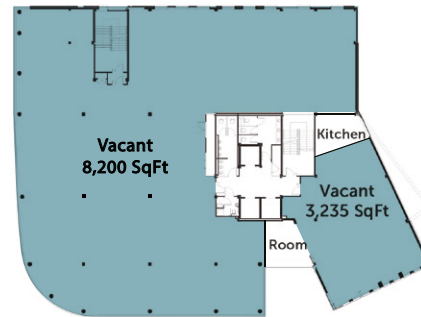
**SECOND FLOOR**



**THIRD FLOOR**



**FOURTH FLOOR**



**FIFTH FLOOR**



**SIXTH FLOOR**



**SEVENTH FLOOR**



**EIGHTH FLOOR**



## ACCOMMODATION

Floor	Sq ft	Sq m
First Floor	2,992	277.9
Second Floor	3,196	296.9
Second Floor	4,024	373.8
Third Floor	5,001	464.6
Fourth Floor	3,235	300.5
Fourth Floor	8,200	761.8



EPC AVAILABLE  
UPON REQUEST

## CONTACTS

Should you require any further information or you would like to arrange an inspection please contact:

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