

To whom it may concern,

Below is a statement regarding the proposed usage of the space Part Ground Floor and Mezzanine, Manchester Goods Yard, Enterprise City, St John's, Manchester, M3 3GS. The tenant will be PVM Golf Ltd, a joint venture with Golf Masters Ltd.

Split over Ground and First (referred to as mezzanine in the lease) the site is being fitted out to a standard of Pitch Golf Canary Wharf, London. The entrance will be on the ground floor which will contain a reception desk and aspirational golf apparel shop (let to Trendy Golf). Upstairs will house a high-end hospitality offering focused on golf simulators. The central premise of the venue is playing golf in specially designed bays with best in class technology for player's practise, socialising and lessons. There will be 10 bays, each taking up to 28 sqm of space. A central bar will serve drinks, including bespoke cocktails and a top of the line kitchen dishing out a custom Asian menu. A VIP area will allow for the investor's friends and family to have the discreet opportunity to practice, train and entertain. Whilst there will be occasional DJs playing this is not a dance venue, all guests can expect to be able to talk over the music.

For further information and insight on what can be expected of a Pitch site please visit <https://pitchgolf.london/venue/canary-wharf/>

Any questions can be directed to ghawkins@pitchgolf.london