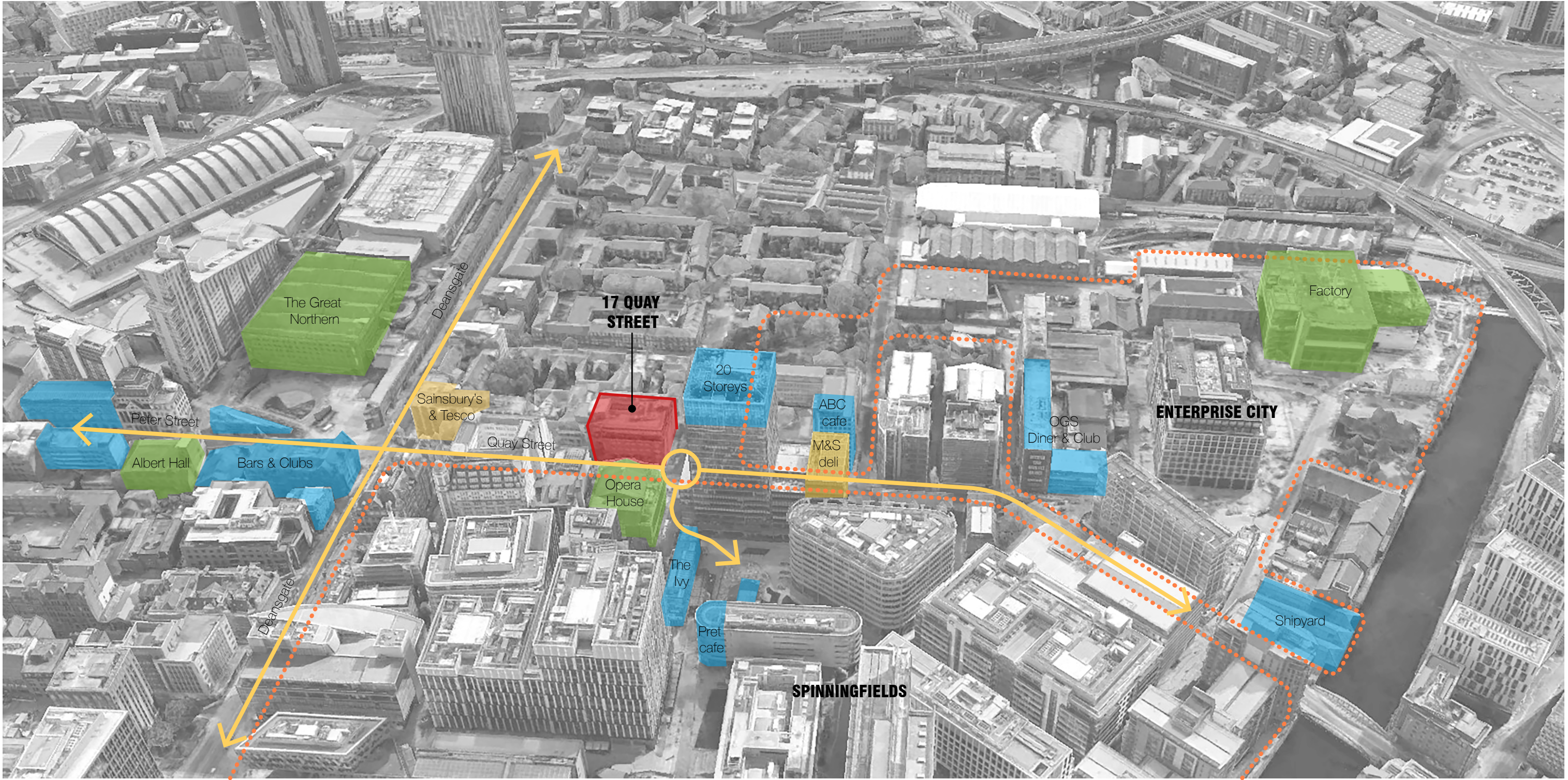


SITE ANALYSIS

USES AND ACTIVE FRONTAGE POTENTIAL



SITE ANALYSIS

17 Quay Street is located at a prime location on the corner of Quay Street and Byrom Street. It is located on the peripheral edge of the St Johns neighbourhood masterplan, which is set to deliver an office led mixed-use neighbourhood including a wide range of retail and cultural facilities.

The site is located within close proximity to the commercial area of Spinningfields.

It is within walking distance of a number of key services and facilities as a virtue of being within Manchester City Centre. A 1km walk from the site covers much of the City Centre which includes many food outlets, bars, restaurants, leisure and retail facilities.

Rail

The site is accessible from a number of railway stations and is equidistant between Deansgate Station & Salford Central which are approximately 800m from the site.

Other stations including Victoria, and Oxford Road are within 1.5km walk with Piccadilly accessible easily via Metroshuttle.

These stations provide transport coverage across the North West and the United Kingdom including direct services to London. Direct services to Manchester Airport can also be taken from Piccadilly and Oxford Road.

There are significant plans to improve infrastructure across the North through schemes including - The Northern Hub. This is a Network Rail project that will deliver £530m of targeted investment to transform Northern England's rail network which includes - The Ordsall Chord , a new viaduct which connects Manchester's Victoria, Oxford Road and Piccadilly Stations, and Salford Central Station, this has improved the connectivity from Salford Central to the North West of England.

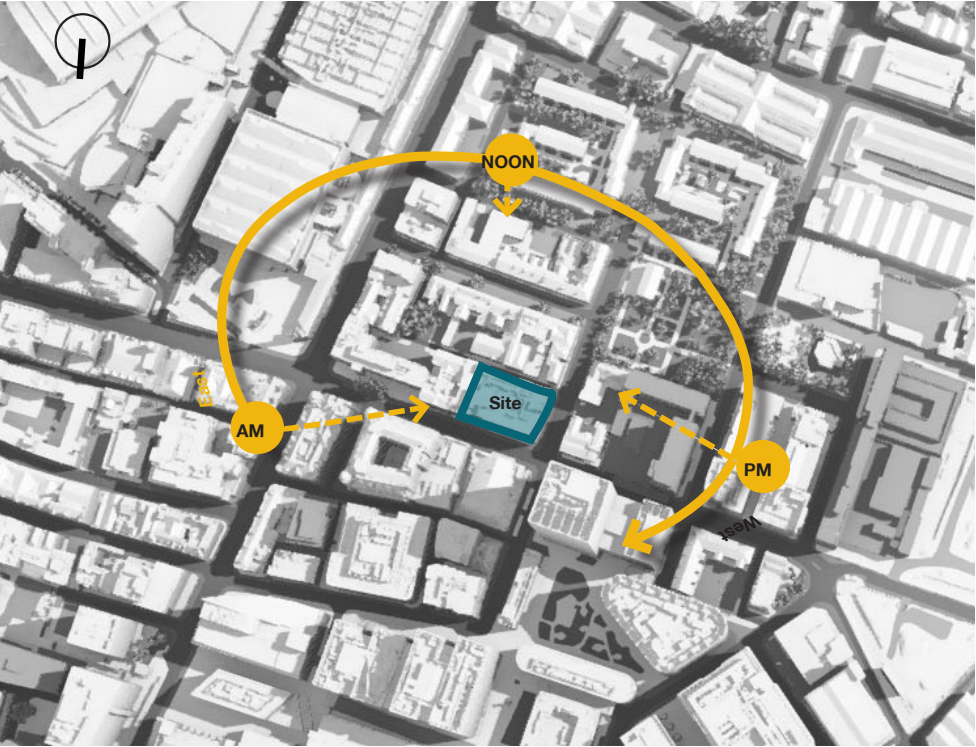
Metrolink

The site is within walking distance of several existing Metrolink stops including St Peter's Square and Deansgate Castlefield with connections to Ashton-under-Lyne, East Didsbury, Rochdale, Oldham Mumps, Eccles, Altrincham, Bury, MediaCity:UK and Piccadilly Railway Station.

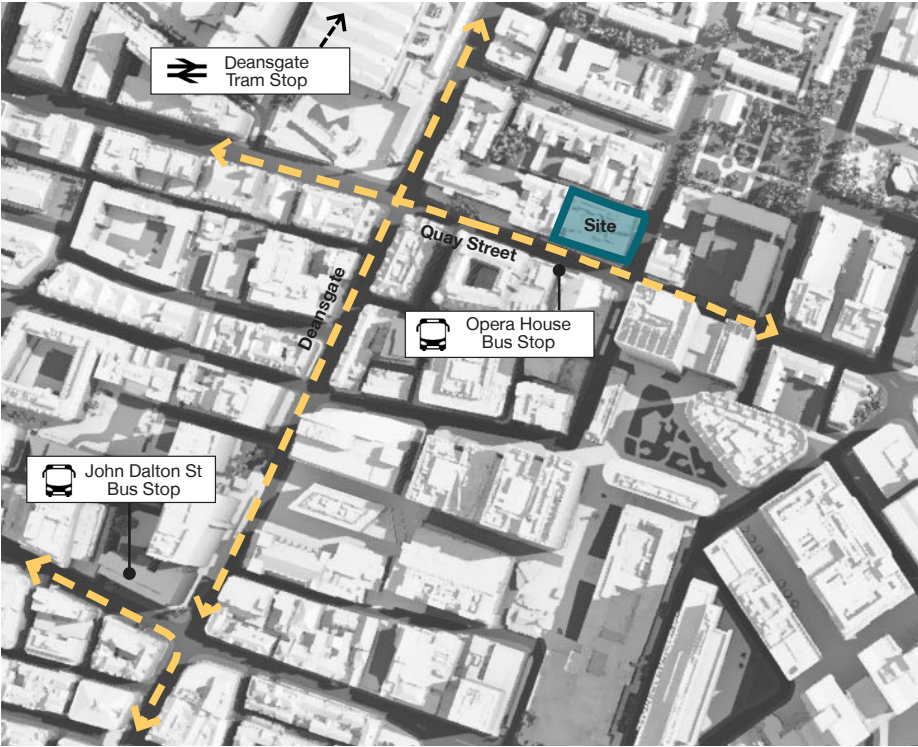
Bus

The main bus route is approximately 300m from the site on the corner of Deansgate and John Dalton Street servicing locations across the North West including Bolton, Accrington, Blackburn, Burnley and Preston. In addition, the free Metroshuttle service is accessible from Quay Street allowing access to Piccadilly, Oxford Road and Victoria Railway Stations. There are three separate services which stop within relative proximity to St Johns.

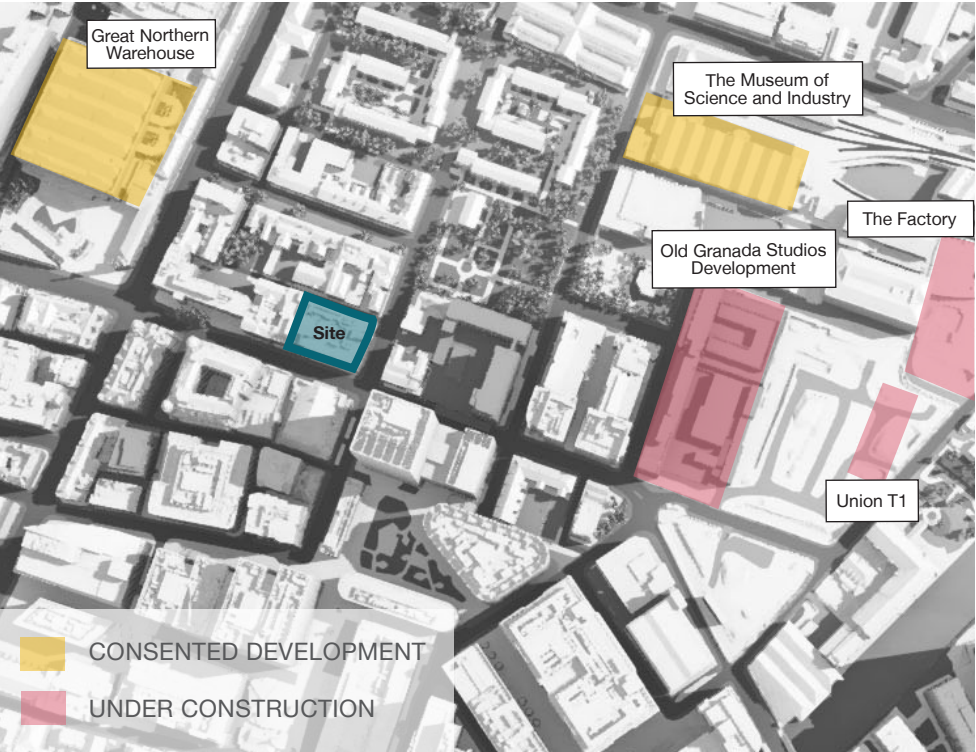
SUN PATH



VEHICLE ROUTES & TRANSPORT LINKS INCLUDING ACCESS ROUTES WITH ACTIVE FRONTAGE



PLANNING CONTEXT



GREEN SPACE POTENTIAL TO CONNECT & CREATE NEW GREEN SPACE

