

PEEL



VENUS

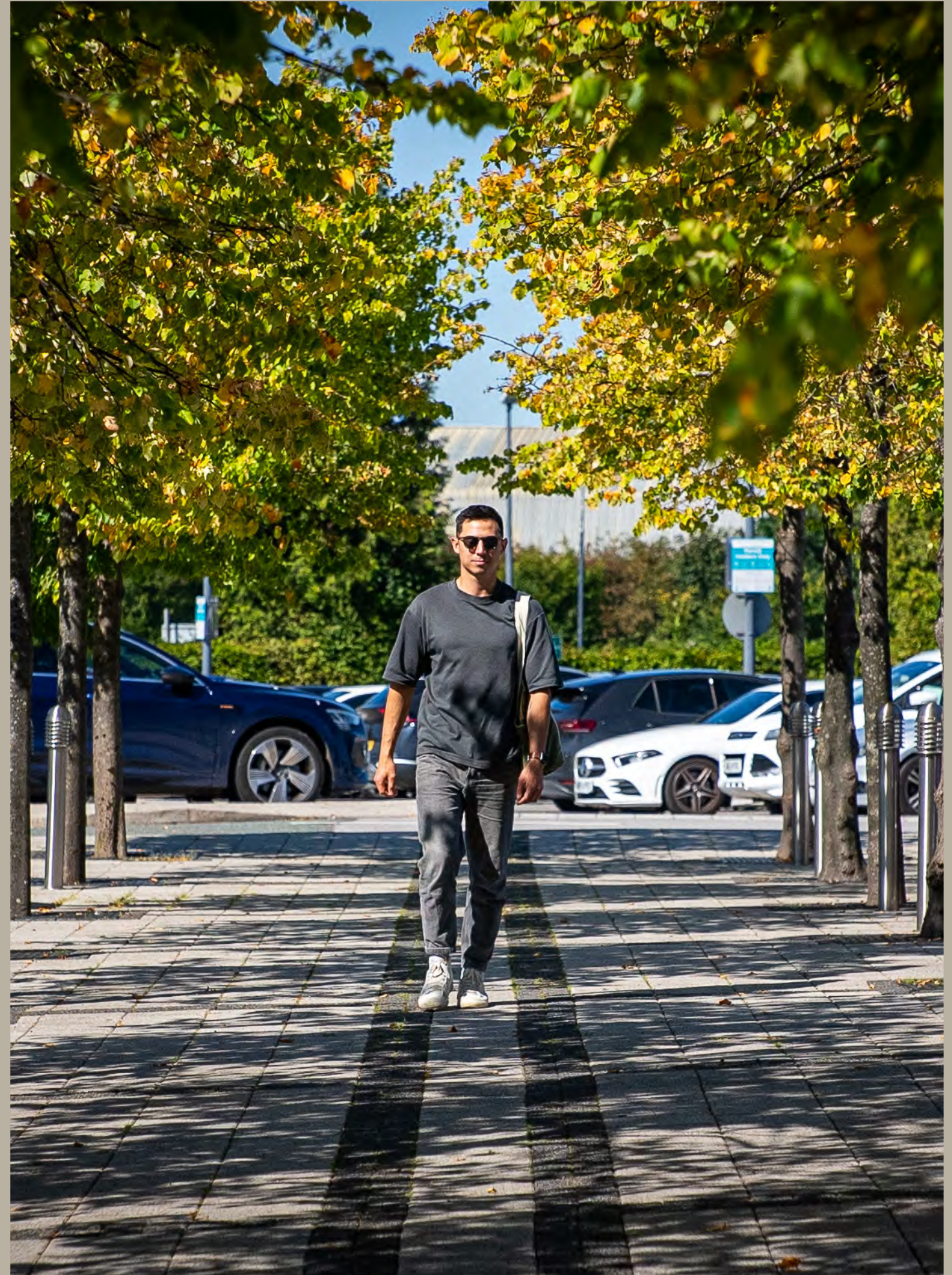
TraffordCity, Manchester



Welcome to VENUS

Located within Trafford City Manchester, VENUS offers unrivalled retail, leisure, cafes, bars and restaurants on the doorstep, whilst benefiting from exceptional regional and national public transport and road connectivity.

VENUS



Why VENUS?



VENUS is at the centre of TraffordCity - the UK's most experiential retail, sporting, entertainment and leisure destination.

Over 90 restaurants, bars and coffee shops.

Exclusive benefits and offers for employees within TraffordCity.

Access Europe's premier golf driving range on your lunchbreak.

Team building at The Chill Factor with UK's longest ski slope, or try out iFLY.

Located next to two historic canals to walk and cycle along, VENUS offers waterside wellbeing with urban amenities.

VENUS offers exceptional panoramic views of Greater Manchester.

A purpose built children's nursery.

Adjacent to J10 of the M60 motorway.

A proven location to attract and retain talent.

Secure carparking with on-site EV charging points.

Metrolink and bus interchange outside the office.

Four hotels within the immediate locality.

Front of house team to greet you and your visitors.

VENUS





17,500 people are employed within TraffordCity.
It's the most vibrant and exciting leisure district
in Greater Manchester, meet just a handful of
your future TraffordCity neighbours...



VENUS

Neighbours

It's more than a workspace, it's a community.
By being at VENUS, you're joining a community
filled with things to do and people to meet.

90

... restaurants,
bars and cafes

5m

... people live within a
30-minute drivetime

4

... hotels

12

... leisure venues

100s

... of exclusive offers for
TraffordCity employees

300

... premium brands

VENUS

Community



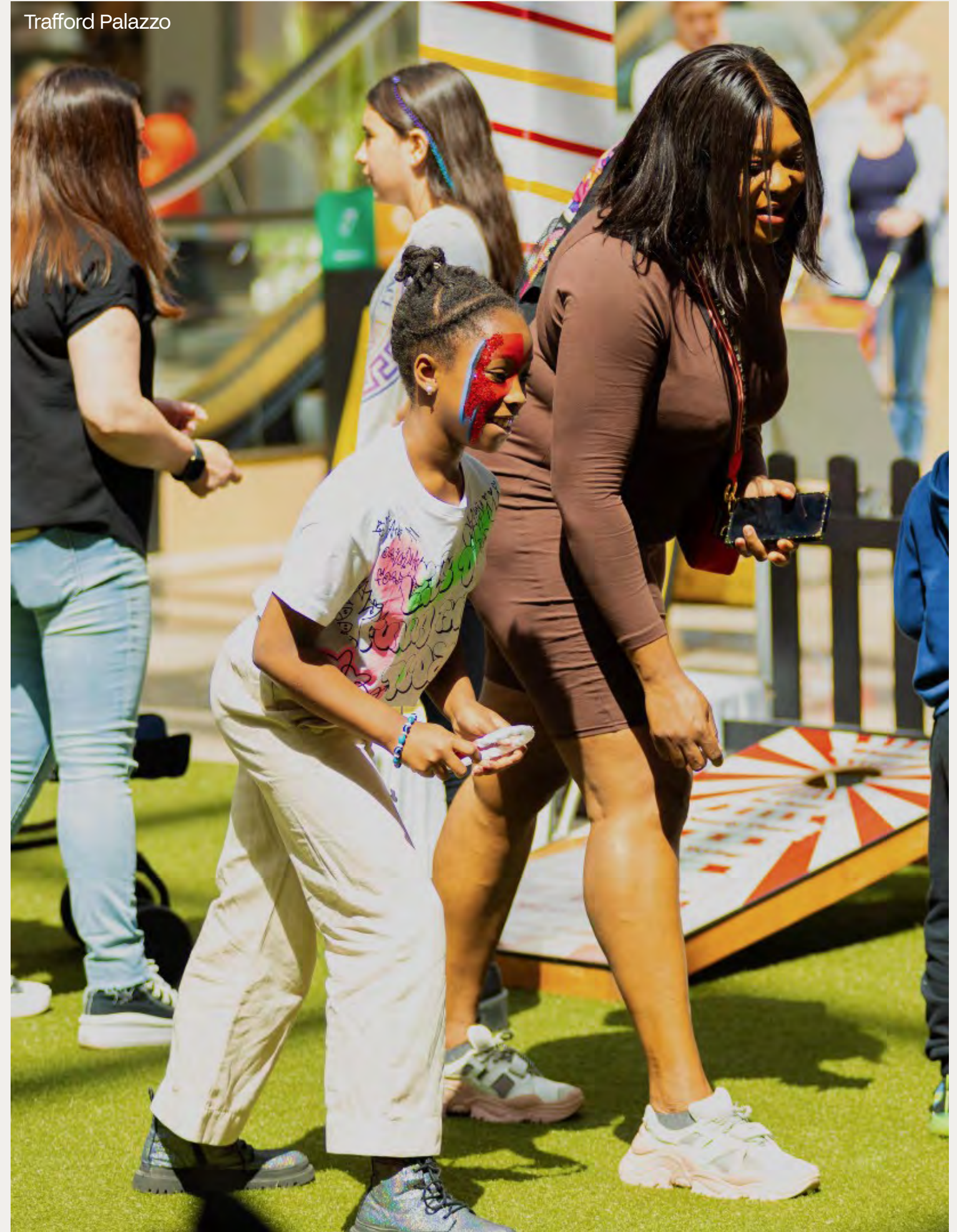
FIVES Soccer



Chill Factor



Trafford Palazzo



Trafford Golf Centre



The Padel Club TraffordCity



Whether its business breakfasts, team brunches or after work drinks, by choosing VENUS you'll have access to over 90 restaurants, bars and coffee shops to suit every budget.

VENUS

Eat & Drink



Workspace With Wellness.
Find space and time for you
in a city that's buzzing.

- > Outdoor space
- > Fitness classes
- > Jogging routes
- > Lunch on the lawn
- > Community activities
- > On site allotment
- > Access to nature
- > Located next to the canal

VENUS

Wellbeing



Transport

One of the best-connected destinations in Greater Manchester.

Located just ten minutes from Manchester City Centre, VENUS also benefits from being just minutes from the motorway, has a dedicated bus interchange and Metrolink outside the building and even has a heliport on the doorstep.



- > Onsite EV Car Charging Drivetimes
- > J10 M60: 2 mins
- > MediaCity: 10 mins
- > Manchester City Centre: 15 mins



- > Two dedicated Metrolink stations in TraffordCity.
- > Monday to Saturday – Every 12 minutes
- > Friday and Saturday, midnight to 1am – Every 24 minutes
- > Sunday – Every 15 minutes



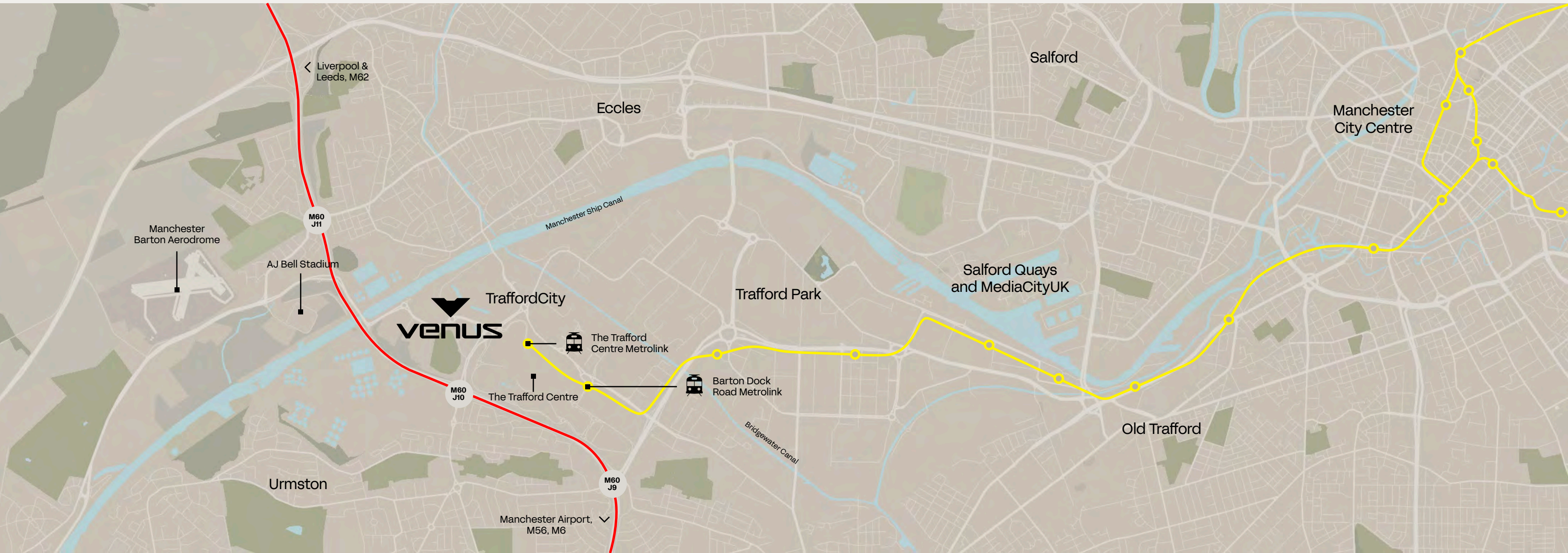
- > Scenic cycle routes into TraffordCity via The Bridgewater Way Canal with secure cycle parking on-site at VENUS.



- > Part of the BEE Network – with 70 destinations across Greater Manchester available via the bus station outside VENUS.



- > Private and business flights can be facilitated from City Airport and Heliport which is situated just five minutes away.
- > Manchester International Airport is 20 minutes from VENUS and Liverpool John Lennon Airport is 45 minutes away.



VENUS is at the centre of a destination that keeps growing.

Over the next three years TraffordCity will be boosted by approximately £350 million of investment with a total £2.6 billion over the next 20 years.

Here's a glimpse into just some of the exciting future developments coming to TraffordCity.

A growing community

▼ Ice Arena

The TraffordCity ice arena will be Planet Ice's biggest venue in the UK.

The purpose-built facility will feature a state-of-the-art ice rink, which will also convert into a multi-use event space as is set to host ice hockey games, concerts and performances.



▼ The Padel Club

The Padel Club at TraffordCity will be a 1.5-acre development featuring nine-indoor courts and two-outdoor courts making it the biggest padel facility in the north. Players will also be able to enjoy a state-of-the-art clubhouse and social experience curated and designed by wellness experts.





Therme Manchester

Featuring multiple pools, waterslides, saunas and steam rooms, mineral baths, swim up bars and even an all-season indoor beach; Therme Manchester, will be a one-of-a-kind destination that will boost the health and wellness of everyone who visits.

Spanning 28 acres Therme Manchester will be the UK's first city-based wellbeing resort and is expected to become one of the best all season water-based destinations in the world.



Trafford Waters

Work has started on creating a new sustainable community across 53 acres of land next to the Manchester Ship Canal.

Trafford Waters will be a waterside neighbourhood in TraffordCity which will create 3,000 new homes, a new school, health centre, new parks and 800,000 sq. ft of commercial space.



Surf Resort

The £75m development will be the first inland surf destination in the North of England.

The TraffordCity attraction will give surfers access to world-leading surfing technology that can produce 1000 waves every hour at different intensities and have capacity for up to 90 people to surf at any one time.





VENUS

- > Comprehensive building management system
- > Excellent fibre optic connectivity
- > Full compliance with part L building regulations
- > Grade A, fully glazed, eight storey building
- > Highly efficient floorplates
- > Full height glazed atrium
- > Four high speed passenger lifts
- > On site car parking at a ratio of 1:330 Sq Ft
- > Overflow car parking
- > Full access raised floors with integral floor boxes
- > Four pipe fan coiled air conditioning
- > LED Lighting
- > Male, female and disabled WCs on each floor
- > Shower facility on each floor

VENUS Specification



- > Attractive communal gardens and allotment.
- > Bookable ground floor meeting room – fits up to 40 people
- > 24-hour access and security
- > Ground floor coffee shop and deli
- > Onsite gym
- > Weekly car valeting service
- > Purpose built children's nursery on site



At VENUS, we have:



Operated an Energy Management System compliant with ISO 50001 since 2015



Verified the building Net Zero Carbon in operation using the UK Green Building Council's (UKGBC) framework definition (verified in 2020 and amongst the first in the UK)



Diverted 100% of waste from landfill for the last five years.



10 EV charging points in the car park for our occupiers and visitors.



An EPC C rating and striving for an EPC B rating by 2027.





Energy & Carbon

We are continuously looking at ways to improve our energy efficiency of our building from installing more efficient equipment to supporting behaviour changes in the building – savings which are passed directly onto our customers.

We are now extending our carbon impact reporting to include Scope 3 emissions reporting and working with our major contractors to establish action plans to reduce these emissions.



Climate Risk Assessment

To understand the climate-related risks associated with Venus we have completed a climate risk assessment using climate modelling data.

The project has helped us to better understand our changing climate and identify adaptation measures we can look to implement to ensure the resilience of the asset for the future.



Waste

At Venus, we provide collections for General Waste, Dry Mixed Recycling, Paper & Cardboard and Food Waste, to help maximise the segregation of waste and encourage a strong recycling rate.

We actively engage with our occupiers on the importance of waste management.



Outside

We have an array of social seating in our green space overlooking the large fountain lake which can support everyone's sense of health and wellbeing whilst working at Venus.

We have an onsite allotment for anyone who fancies a spot of gardening during the day where we grow fruit and vegetables which are donated to local charities.

We also installed the first green roof in Trafford, located on top of the onsite Kids Allowed Nursery.



Transport

Venus is located adjacent to the Trafford Centre's transport hub which provides numerous services every hour to over 70 destinations throughout Greater Manchester.

The Trafford Metrolink line is on our doorstep connecting Venus with the City Centre as well as national rail stations with Manchester.



VENUS has been officially recognised as one of the best office developments in the country for its broadband and telecom infrastructure.

VENUS

- > Availability of both copper and fibre connections
- > Fixed wireless connectivity
- > Multiple communication intakes
- > Protected secure dual riser facilities with space for future needs
- > Telecom equipment is all located in dedicated secure area
- > Exceptional reliability and speed

Connected



A dedicated on site property management team to help you, your colleagues and clients maximise the Venus experience.

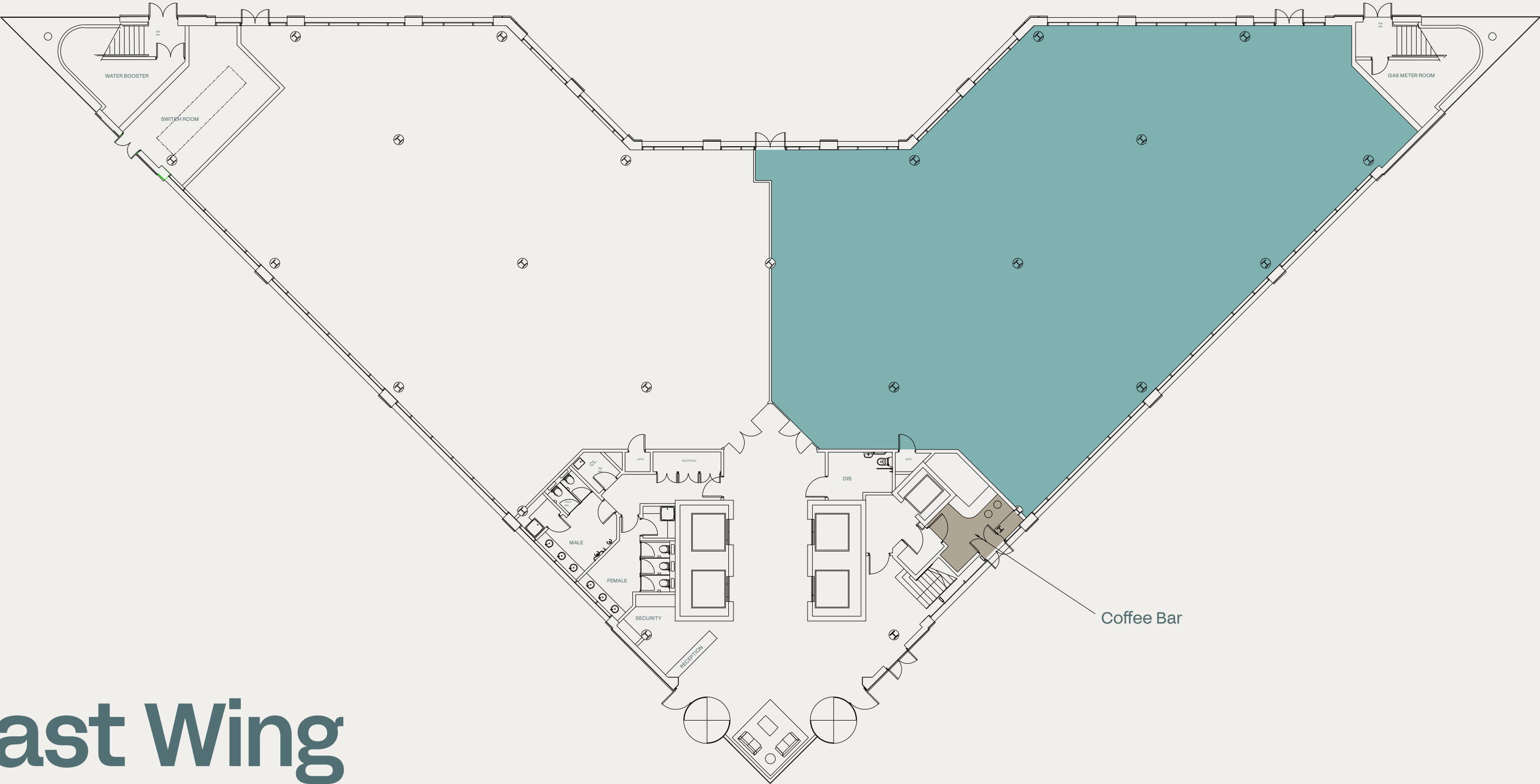
- > 24/7 security
- > Reception concierge
- > Portfolio control room resource
- > On-site technology
- > Internal specialist resource
- > Regular staff and customer training and review

VENUS

Property Management at the heart



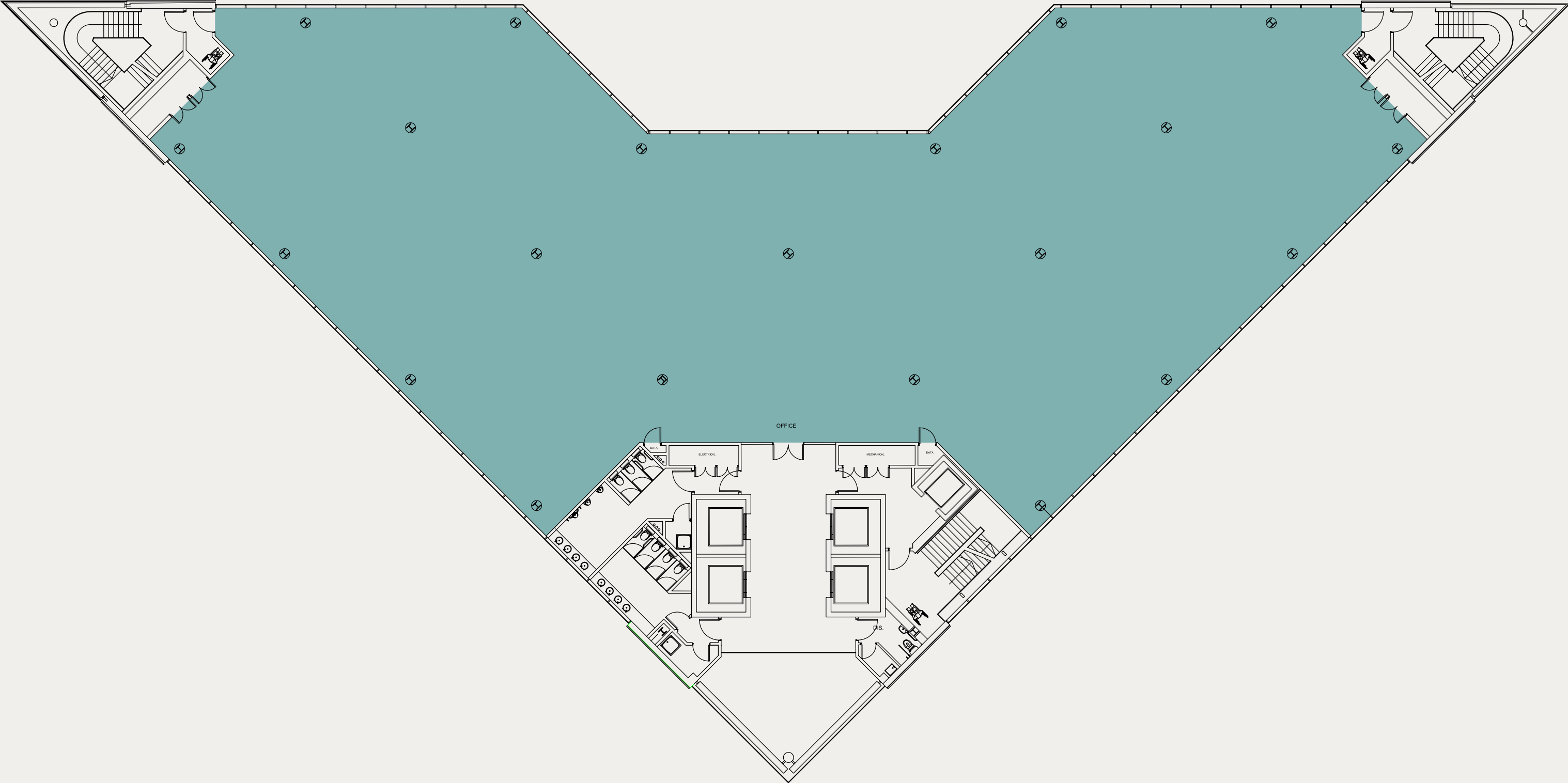
5,575 Sq. Ft (518 Sq. M)



VENUS

East Wing Ground Floor

11,364 Sq. Ft (1055 Sq. M)



VENUS

Second Floor

5,682 Sq. Ft (528 Sq. M)



VENUS

West Wing Third Floor

Join us

To find out more about space at Venus
please get in touch

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