
TRAF
FORD
CITY
MANCHESTER
/ the UK'S foremost retail, leisure,
sport and commercial destination



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Spanning **500 acres** to the west of Manchester City centre, there is a place with **300 of the most premium brands** in retail and leisure as well as exciting sport, culture and event offerings which attract over **44 million visits** a year.

This highly connected, **£1.6 billion development** is owned and managed by Peel Waters on behalf of its stakeholders, boasts a powerful and compelling portfolio and with **11 million people** within 90 minutes in the affluent **ABC1 demographic**, the potential to do business is vast.

TraffordCity already comprises one of the of most important clusters of retail and leisure activity within the north of England. With a further **£2.6 billion investment** in the pipeline over the next 20 years it is set to become a world class destination where people can live, businesses thrive and with entertainment at your fingertips.

This is the UK's foremost experiential destination.

This is TraffordCity.

/ about

Key facts & figures

£1.6billion investment
with a further **£2.6bn** planned

£2.5billion asset value
including Trafford Centre

£820million GVA per annum

48million sq ft commercial floor space
set to increase to **15.8m sq ft**

TRAFFORD CITY

17,600 employed
set to increase to **39,000**

44million annual visits
projected additional **3million** over next 3 years

17million people live
within a **90 minute** drivetime

/ our visitors

TraffordCity generates 44 million visits a year with an extensive geographic reach and appeals to an affluent customer base with **70.5% ABC1 demographic.**

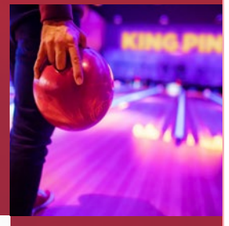
Almost half of TraffordCity's visitors **(44%) are within the top two ACORN** categories with a greater proportion of each group versus the catchment profile.

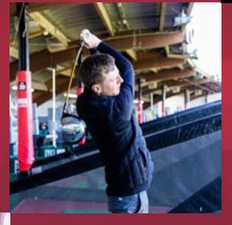
Average drive time to TraffordCity is **45 minutes.**

/ brands & partners

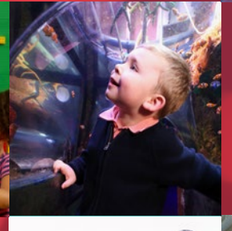
TraffordCity is the most vibrant and exciting leisure district in Greater Manchester.

Here are just some of major brands and partners who have chosen TraffordCity as the place to be based.

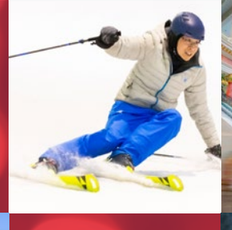


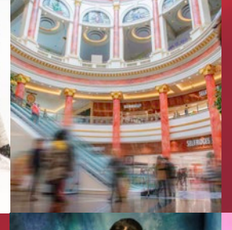






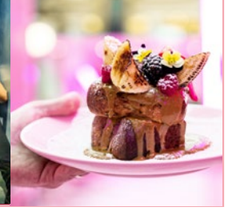












TRAFFORD CITY

AJBell · Archie's · ASDA · BEYOND · BMW

B&Q · CHILL FACTORE · COSTCO WHOLESALE · David Lloyd CLUBS · DINO FALLS ADVENTURE GOLF

EVANS CYCLES · FIVES · Holiday Inn Express · iFLY INDOOR SKYDIVING · JOHN LEWIS & PARTNERS

KING PINS · Krispy Kreme DOUGHNUTS · LEGOLAND DISCOVERY CENTRE · NERF ACTION XPERIENCE · ODEON

Premier Inn · SEA LIFE Manchester · SELFRIDGES&Co · * THERME GROUP

Tim Hortons · TRAFFORD MANCHESTER · Trafford Golf Centre · TRAFFORD PALAZZO · Trafford Retail Park

TRAFFORD WATERS · * WAVE GARDEN

* Brands coming soon

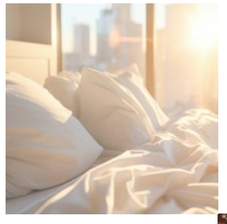
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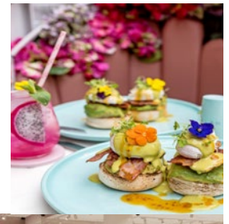
TraffordCity is an unrivalled destination. Nowhere else in the UK has the mix of unique retail, leisure, sporting and commercial brands in such proximity.

300 premium retail brands

90 food & drink offers

5 affordable hotels* with 1000 bedrooms in total









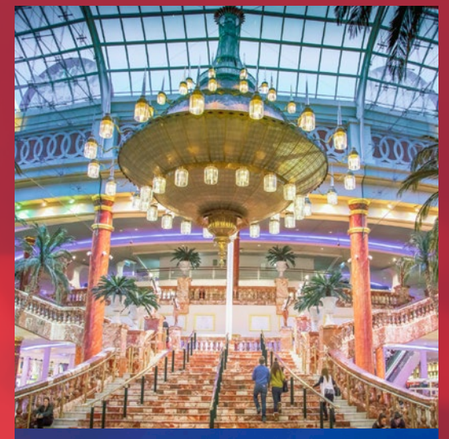
TRAFFORD CITY



/ unique to TraffordCity

Trafford Centre

One of the UK's largest shopping and leisure destinations offering a mix of flagship stores including Selfridges, 120 shops and more than 60 restaurants, cafes and bars as well as attractions including a 20-screen cinema.



Trafford Palazzo

Managed and owned by Peel, Trafford Palazzo is linked to Trafford Centre via a bridge link and is home to attractions Legoland, Sealife Discovery Centre, new flagship venues King Pins bowling, Nerf AX, EL&N, one of the UK's biggest and most successful Primark stores.



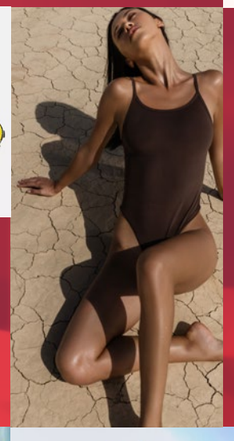
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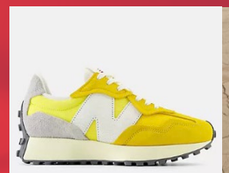
Some of the world's finest, favourite and innovative brands have recognised TraffordCity as the best location for their brand.

Sephora



Narvvi



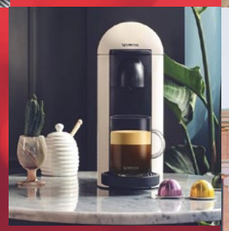


New Balance

Dyson







Nespresso



TRAFFORD CITY

/ brand recognition

Major brands that chose TraffordCity for their first stores outside of London

SELFRIDGES&Co

GUCCI* timepieces

dyson

Abercrombie & Fitch

Polestar

SEPHORA

EL&N LONDON

SAMSUNG EXPERIENCE STORE

EE

VICTORIA'S SECRET

Ben's Cookies

new balance

NARVVI*

NESPRESSO

U* FOREVER UNIQUE

NERF ACTION XPERIENCE

VINTAGE THREADS

GYMSHARK

* First location in the UK.

/ home of champions

Trafford Golf Centre

One of Europe's premier golf practice facilities, with over two million balls hit each year as well as being the location of an extremely popular dinosaur themed adventure golf course.

iFLY Indoor Skydiving

One of only three indoor sky diving venues in the UK.

ChillFactore

Indoor snow and ski venue with the longest indoor ski slope in the UK.

FIVES Soccer

Eight larger than standard small-sided football pitches, which are the first in the UK to be approved by the FA. The premium venue has been equipped with state-of-the-art, industry-leading technology and world class facilities.

BMW/Williams Motor Showroom

Williams Group are a premium automotive retailer, offering the latest models of BMW, MINI, Land Rover and Jaguar.

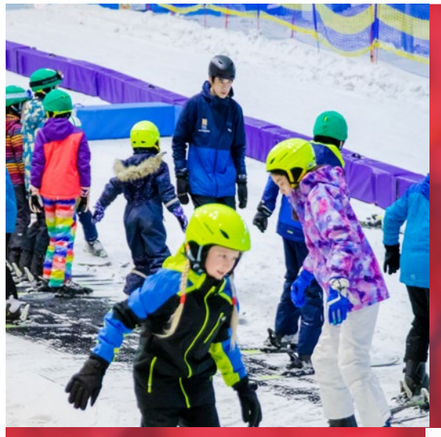
City Airport/Manchester Heliport

Conveniently located just 5 miles from Manchester City Centre; Manchester Heliport is the only premium heliport in the North West of England and is one of the most used Heliports in the UK.

AJ Bell Stadium

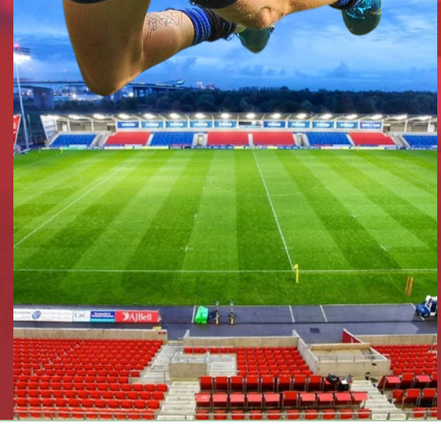
The 12,000-seat stadium is home to Rugby Union Premier Club Sale Sharks and professional rugby league club Salford Reds.

TRAFFORD CITY











/ vibrant events

TraffordCity plays host to a vibrant calendar of events throughout the year. From family fairgrounds to fashion shows there's something for all.

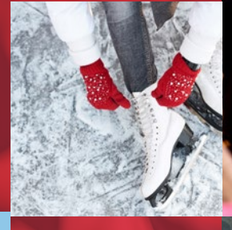






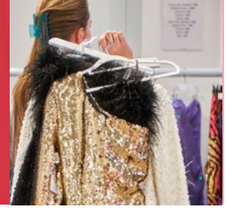












TRAFFORD CITY

/ development pipeline

What's coming?
Game changers for the city region.

TRAFFORD CITY

/ Therme Manchester

Urban oasis and wellbeing resort



TRAFFORD CITY

2million visits projected in first year...

15% of which may require accomodation

The Therme Group has chosen TraffordCity as its first UK location. The **£500 million health and wellbeing resort** will provide an urban oasis to enhance physical and mental health and it will be the **UK's first** city-based wellbeing resort.

With unique design features including an **all-season urban beach** and the **world's first living water slides**, Therme Manchester will be a landmark development for the city of Manchester, and is set to become an iconic symbol of the North West of England, attracting in over 2 million visits within the first year. (projected) **PLANNED OPENING 2026**

thermemanchester.co.uk



/ Therme Manchester

A one-of-a-kind destination for the UK

Therme Manchester will be a one-of-a-kind destination that offers a fun and relaxing holiday at home while helping to boost the health and wellbeing of all who visit.

At 28-acres, **the size of 19 football pitches**, Therme Manchester is expected to become one of the **top-3 all season water-based destinations in the world.**

multiple pools

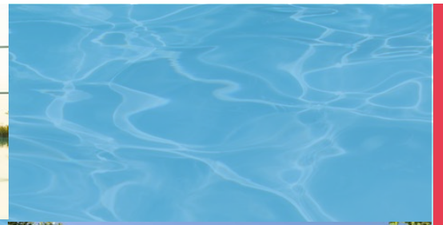
all season indoor beach

18+ water slides

inclusive fitness classes

TRAFFORD CITY





30+ saunas & steam rooms



c.8k sqm wellbeing garden



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/ Trafford Waters

A new residential community



TRAFFORD CITY

3000 new homes

In the heart of TraffordCity, Peel Waters is developing a new residential, retail and leisure community on **53 acres of land**. The regeneration proposals will create **3,000 new homes for 5,000 key workers**, young professional and families and will be one of the largest mixed-use developments in Manchester supported by a new school, commercial office and workspace, convenience retail set in attractive public spaces.







The construction of the first phase of homes on site started in 2023 including L&Q's **83 one- and two-bedroom affordable homes** and Montpelier's **85-bed specialist dementia care and elderly living home.**

/ and there's more...

Planet Ice Arena

Plans are in place to create a brand-new ice arena in TraffordCity, set to become the company's biggest venue in the UK. The facility will feature a state-of-the-art ice rink, which will also convert into a multi-use event space.

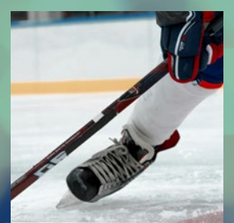
PLANNED OPENING 2025

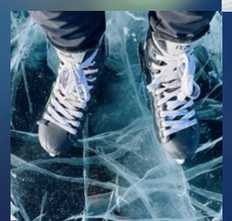
The Padel Club

The new £2m padel club will be the biggest and most sustainable Padel facility in the North of England. The Padel Club will have 11 purpose-built and high specification courts and an onsite clubhouse for relaxing and socialising.

PLANNED OPENING AUTUMN 2024

11 purpose built courts







TRAFFORD CITY







£75million development

Surf Resort

The £75m development will be the first inland surf destination in the North of England and it is set to become a must-visit location for surfing enthusiasts and those trying the sport for the first time.

Using the world-leading inland surfing technology, 'Powered by Wavegarden'; the TraffordCity attraction will give surfers access to innovative new 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.

ESTIMATED BUILD TIME TWO YEARS.

/ good neighbours

A host of major attractions and business parks lie within 2 to 5 miles of TraffordCity.

Trafford Park

TraffordCity sits within Trafford Park, one of the largest and most successful business parks in Europe. Home to over **1,330 businesses employing over 35,000 people.** Home to global brands including Kellogg's Unilever, L'Oreal, Adidas, Procter & Gamble, Amazon, Manchester United Football Club. There are 120,000 registered business located within a 30-minute drive time.

Manchester United Football Ground

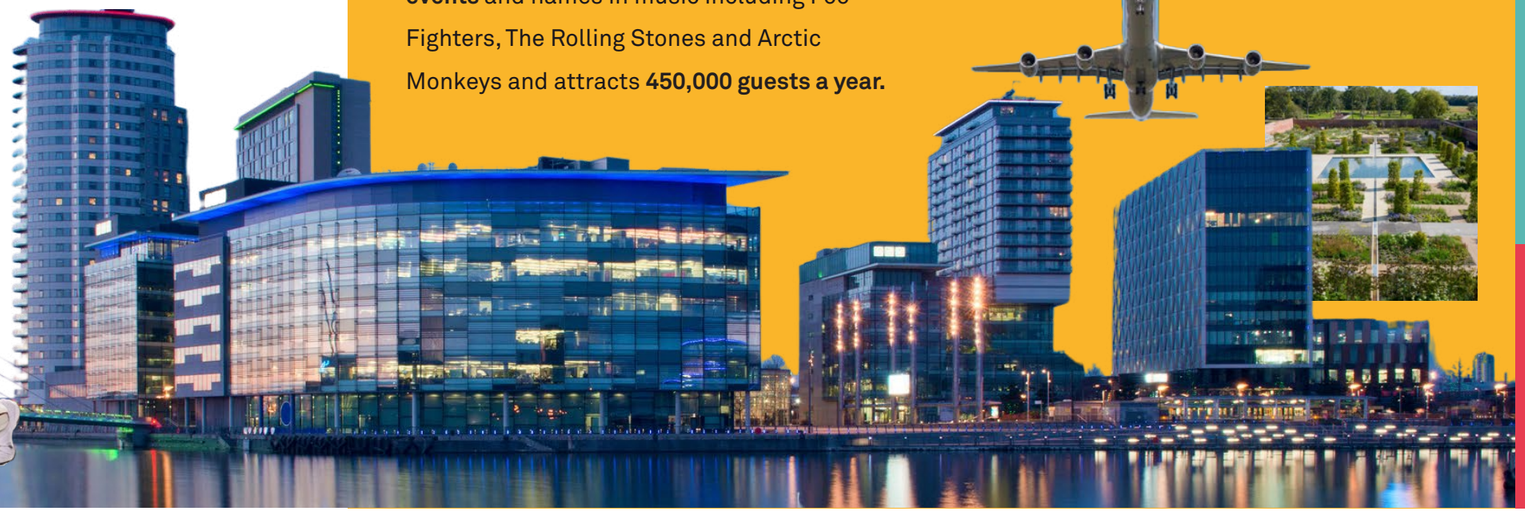
The world-renowned Old Trafford stadium, home of Manchester United, is a totally unique venue.

The **75,000-seater stadium attracts 225,000 trips annually** and over 2.3 million tickets sold to watch Manchester United play at home per season.









MediaCity

Located 3 miles from TraffordCity is another major business hub which was conceived and developed by Peel - MediaCity.

MediaCity is a global innovation community with the purpose of advancing the media, tech and creative industries. The destination is a highly sustainable, waterside community home to some of the world's most exciting creative, tech and media brands from the **BBC and ITV to Ericsson, dock10** and over 250 creative and tech businesses.

Emirates Old Trafford

The venue hosts some of the **biggest cricket events** and names in music including Foo Fighters, The Rolling Stones and Arctic Monkeys and attracts **450,000 guests a year.**

RHS Garden Bridgewater

TraffordCity, RHS Garden Bridgewater is the fifth garden created by the Royal Horticultural Society and is one of the largest gardening projects undertaken in Europe in recent years; attracting in over **500,000 visitors a year.**

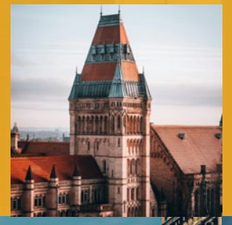
Manchester Airport

With three terminals handling over **27 million passengers each year**, Manchester Airport is 20 minutes from TraffordCity and is the UK's Global Gateway for the North. Directly connected to over 200 destinations, and no more than one-stop away from anywhere in the world.

/ Manchester

Manchester is regarded as the UK's second city – it has reputation for setting the pace in sport, culture and industry.

The city benefits from a strong historical heritage and vibrant culture and is home to a number of landmark sites. It is also an attraction location for regional and international businesses, particularly in the corporate financial services and stockbroking. The city combines a strong mix of business and leisure demand generators and is an attractive marketing **experiencing robust levels of hotel demand.**







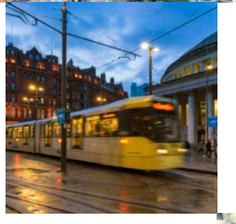


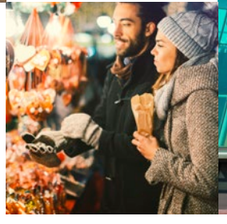


TRAF
FORD
CITY











/ connectivity

TraffordCity is one of the best-connected destinations in Greater Manchester. The site benefits from excellent access due to its prominent position on the outskirts of the city centre.

Car

Between Junctions 9 and 10 of the M60 motorway the orbital network around Manchester. Approximately **15,000 FREE parking spaces**.

Tram

Two Metrolink tram stops within TraffordCity **direct to Manchester city centre** (20 mins).

Rail

Manchester Piccadilly is a **15 minute drive** from TraffordCity and the station gives easy access to the UK's major cities with London only a two hour journey away.

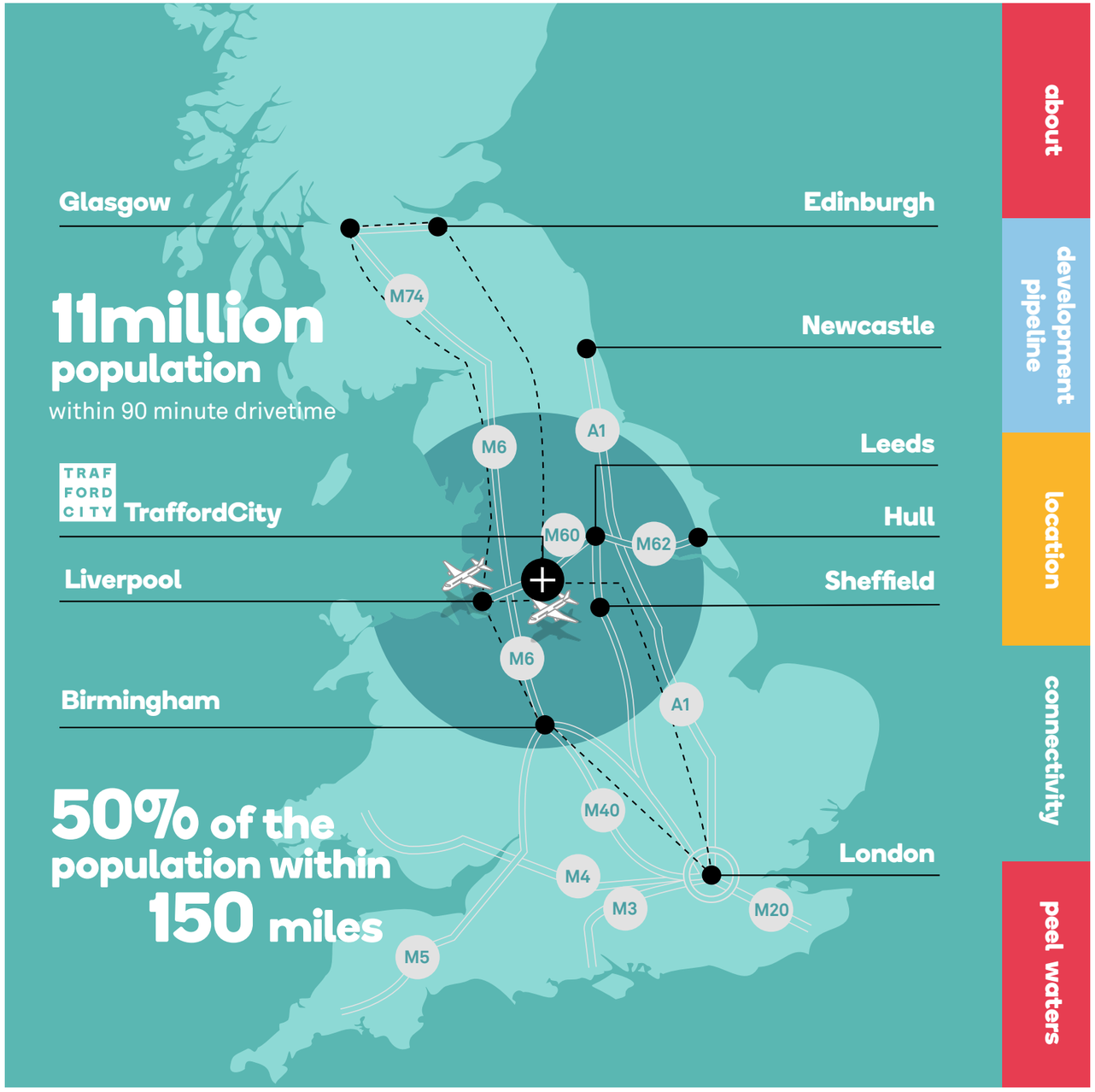
Air

Manchester Airport is 16 minutes from TraffordCity.

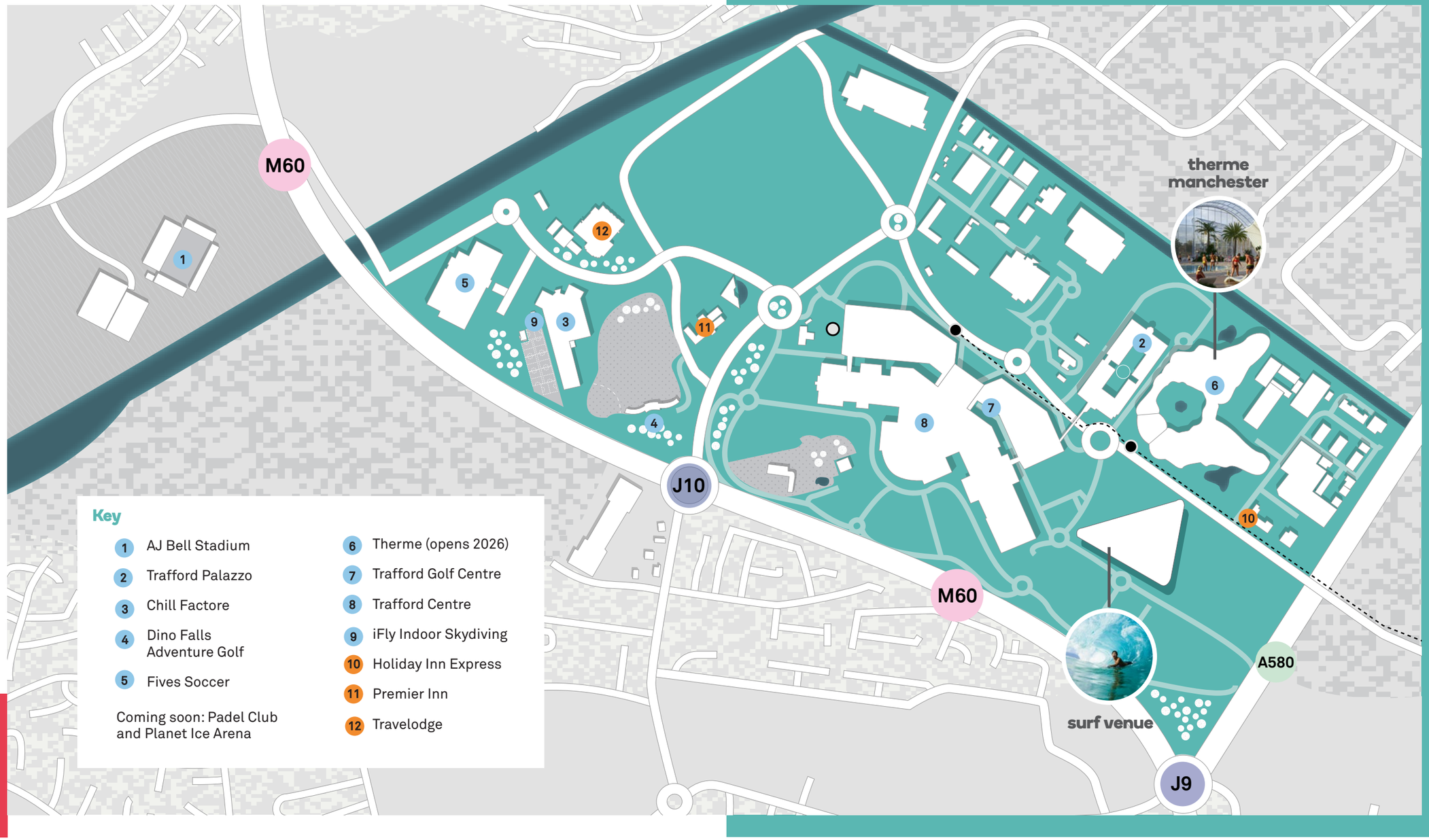
Liverpool John Lennon Airport is 45 minutes from TraffordCity.

City Airport and Manchester Heliport is five minutes away for private and business flights.

27million
passengers per annum travel via Manchester Airport



TRAFFORD CITY



TRAFFORD CITY

/ about Peel Waters

TraffordCity is managed by regeneration specialists, Peel Waters, part of the Peel Group.

Peel Waters is a UK wide portfolio of vibrant and innovative, waterfront developments. Each site is developed to regenerate its unique waterside setting, ensuring that the area is once again a thriving, community-led, world class destination.

The Peel Waters portfolio started with the design, creation and delivery of MediaCity at Salford Quays and over £750milliion has been invested into Peel Waters to deliver these large-scale regeneration projects, creating jobs, economic growth, new homes and new public realm across the country.

peelwaters.co.uk

Peel acquired the TraffordCity site in 1986 and formally developed and managed The Trafford Centre, the UK's most successful shopping centre, and then continued to develop the wider TraffordCity area.

Our vision has always been to create the UK's foremost shopping, leisure and sporting destination and is already recognised as one of the most exciting clusters with an exciting future and a further £2.6 billion of investment.

PEEL WATERS
WATERSIDE REGENERATION

PEEL

TRAFFORD CITY



Your trusted partner of choice

Operating across the UK for over 50 years, the family-run **Peel Group**, is one of the leading infrastructure, transport and real estate investors in the country.



With a track record of transformative and exciting developments and their expertise in planning and placemaking; Peel has been the team to lead and deliver some of the biggest, regeneration projects; supporting the creation of long-term sustainable growth.

peel.co.uk






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MANCHESTER
/thank you