ELM COURT

M60 office park

junction 16 | M27 8FF

Detatched Headquarters Building

Suits Available from 1,690sq ft / (157 sq m) – 7,501 sq ft / (697 sq m)







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ELM COURT

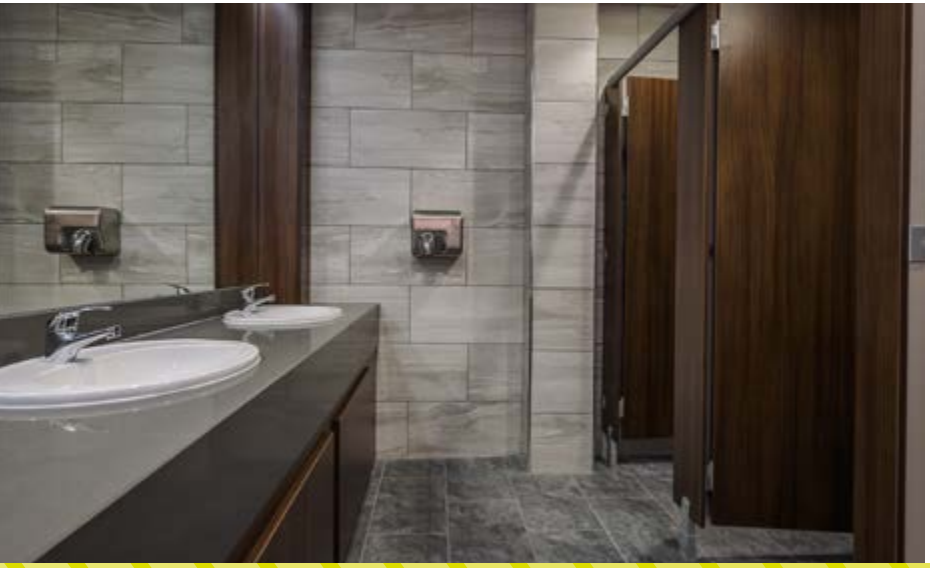
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about_

Located just off the M60 Manchester orbital motorway, M60 Office Park offers a mixture of high quality offices along with Grade A headquarter type buildings. The Park is set in a landscaped environment with extensive onsite amenities, easy access and generous parking.





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description_

_ Elm Court is a detached headquarter style building finished to a Grade A standard with high quality fittings throughout.

specification_

_ Grade A
_ DDA compliant
_ Raised access floors
_ New heating and cooling air conditioning system
_ New carpets throughout
_ New flat panel LED lights
_ EV Charging
_ Passenger lift
_ Generous parking



availability_

Ground Floor	1,690 sqft
First Floor	7,568 sqft
Second Floor	3,401 sqft
TOTAL	12,659 sqft

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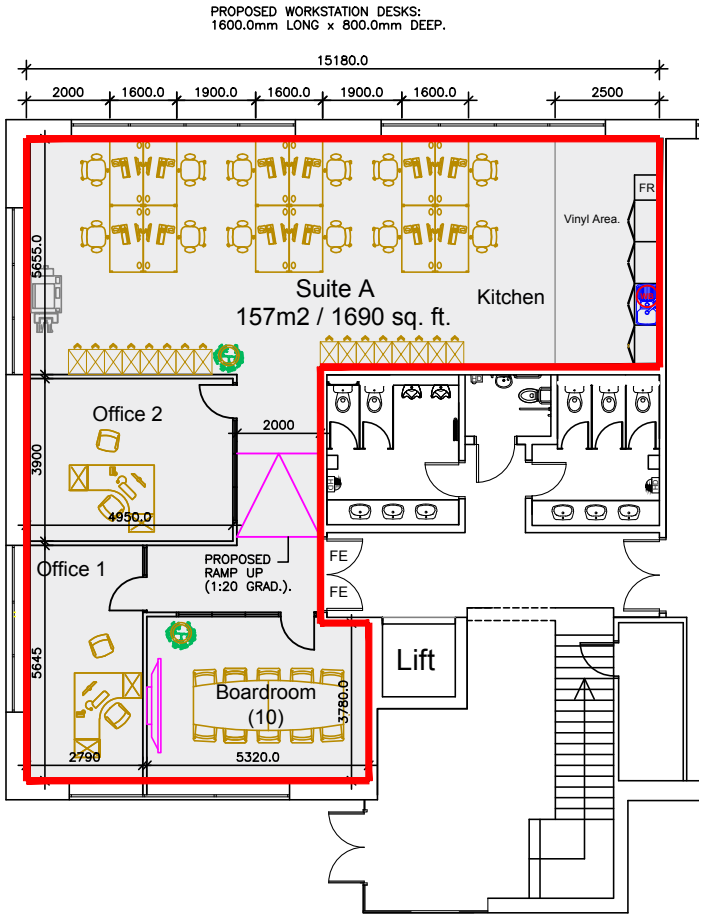
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ground floor example layout medium density occupation_

_12 workstations
_1 x 10 person boardroom
_2 x 1 person offices
_kitchenette

availability_

Ground Floor	1,690 sqft
First Floor	7,568 sqft
Second Floor	3,401 sqft
TOTAL	12,659 sqft



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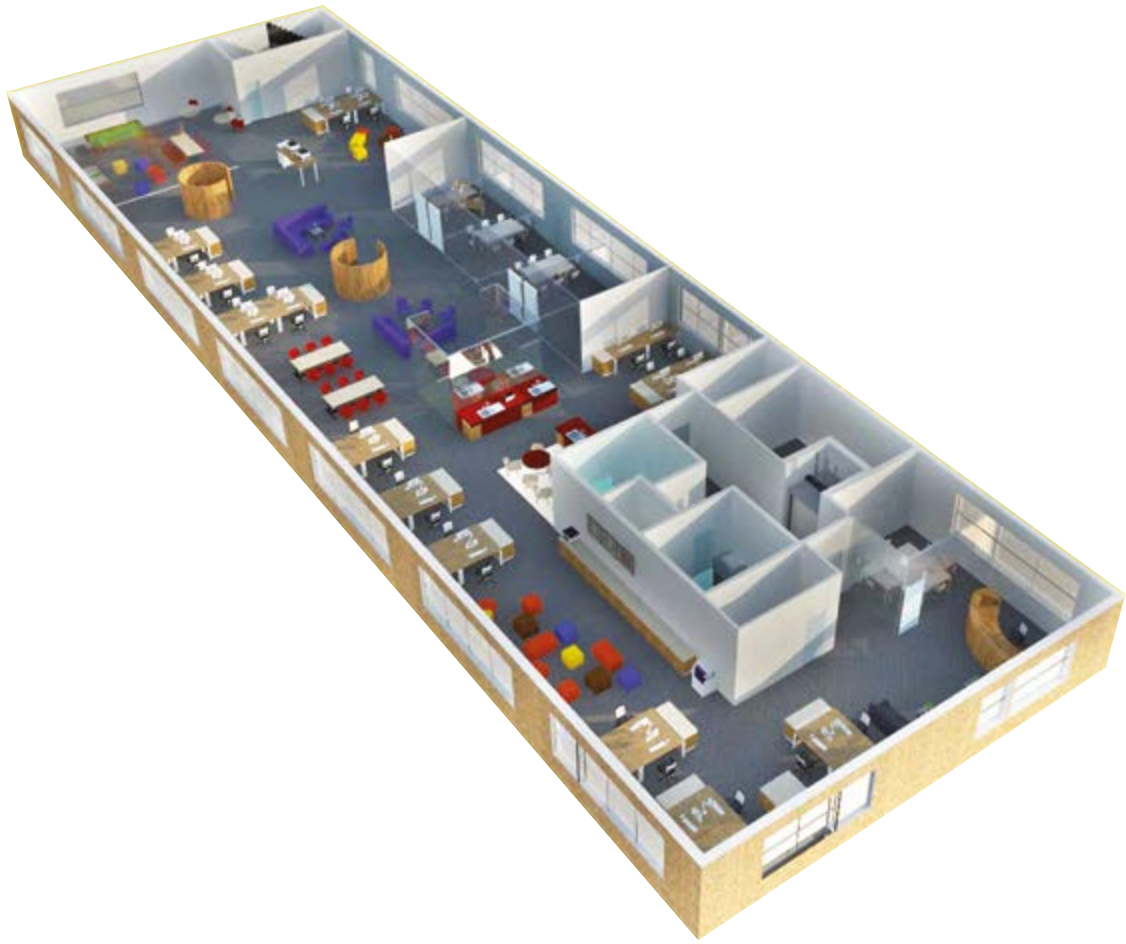
1st floor example layout low density occupation_

_34 workstations

_2 x 8 person meeting rooms

_1 x 4 person meeting rooms

_Breakout area with 1 x kitchenette



availability_

Ground Floor	1,690 sqft
First Floor	7,568 sqft
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Suits Available from 1,690sq ft / (157 sq m) – 7,501 sq ft / (697 sq m)

2nd floor high density layout

_47 workstations

_1 x 10-12 person boardroom

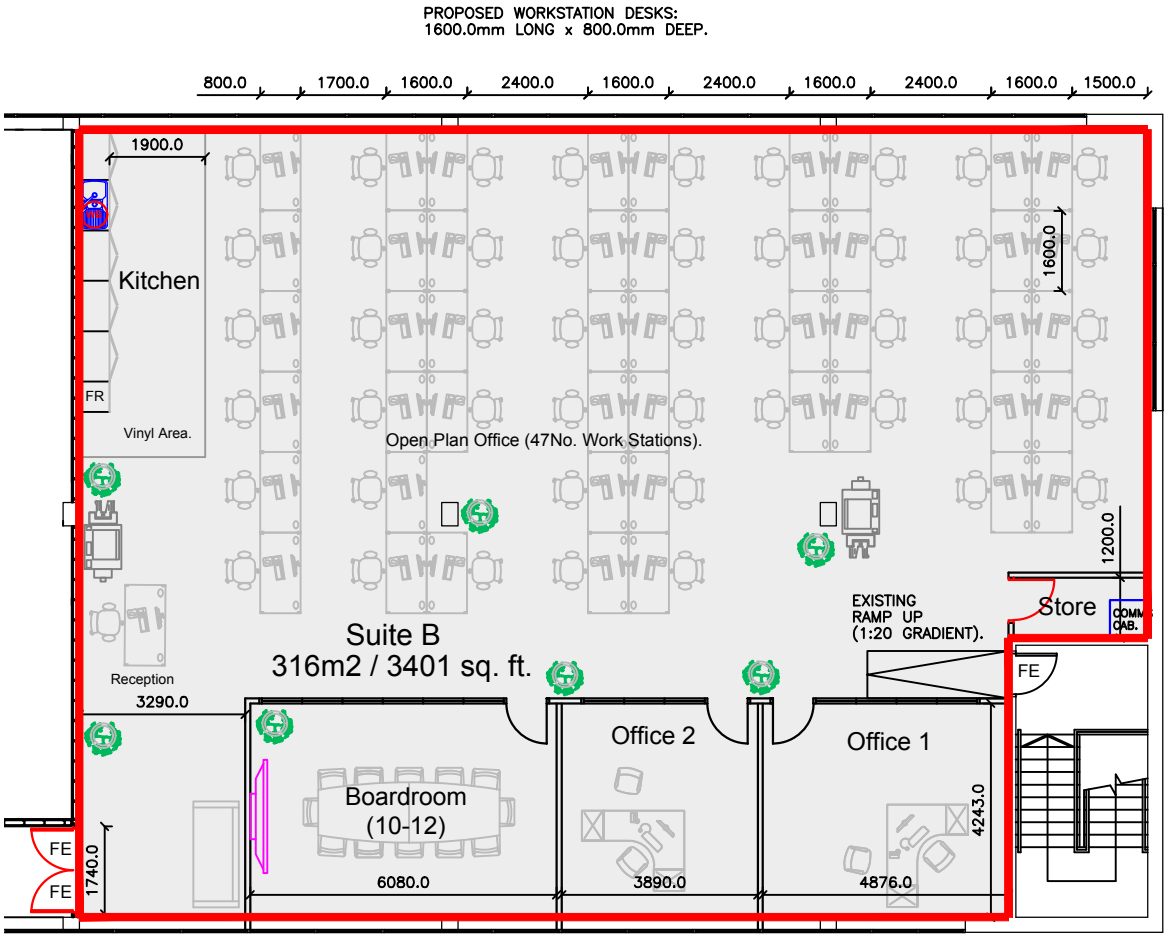
_2 x 1 person offices

_kitchenette

_reception area

availability_

Ground Floor	1,690 sqft
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Second Floor	3,401 sqft
TOTAL	12,659 sqft



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onsite amenities_

Live well and work well with our onsite amenities. At M60 Office Park we offer the following:

_ Cafe serving full breakfast and lunches with FREE Wifi
_ Fully equipped gym with showers and changing facilities
_ Landscaped green amenity areas with picnic tables
_ CCTV and 24 hr manned security and
_ "Cycle hub" safe bicycle store for tenant bikes
_ EV charging on-site

Our internet access solution gives the M60 Business Park tenants:

_ Synchronous internet bandwidth options from 60mb to 1gb. Low latency guarantee which is perfect for VOIP & SIP









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onsite amenity hub_











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local amenities_

_ Gated access to walking trail leading to Clifton Country Park

_ Good food pubs - The Robin Hood and The Golden Lion situated across the road on the A666

_ Nearby Swinton Town Centre is the seat of local Government for Salford Council and includes major Supermarkets and Banks

_ Accommodation including Premier Inn and Worseley Marriott 5* within a 5 minute drive time.

_ High quality childcare in new state of the art facilities at Kids Planet





Kids Planet





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drive time_

Bolton	-	16 mins
Bury	-	19 mins
Manchester	-	20 mins
Preston	-	44 mins
Liverpool	-	56 mins
Warrington	-	38 mins
Rochdale	-	20 mins
Stockport	-	27 mins

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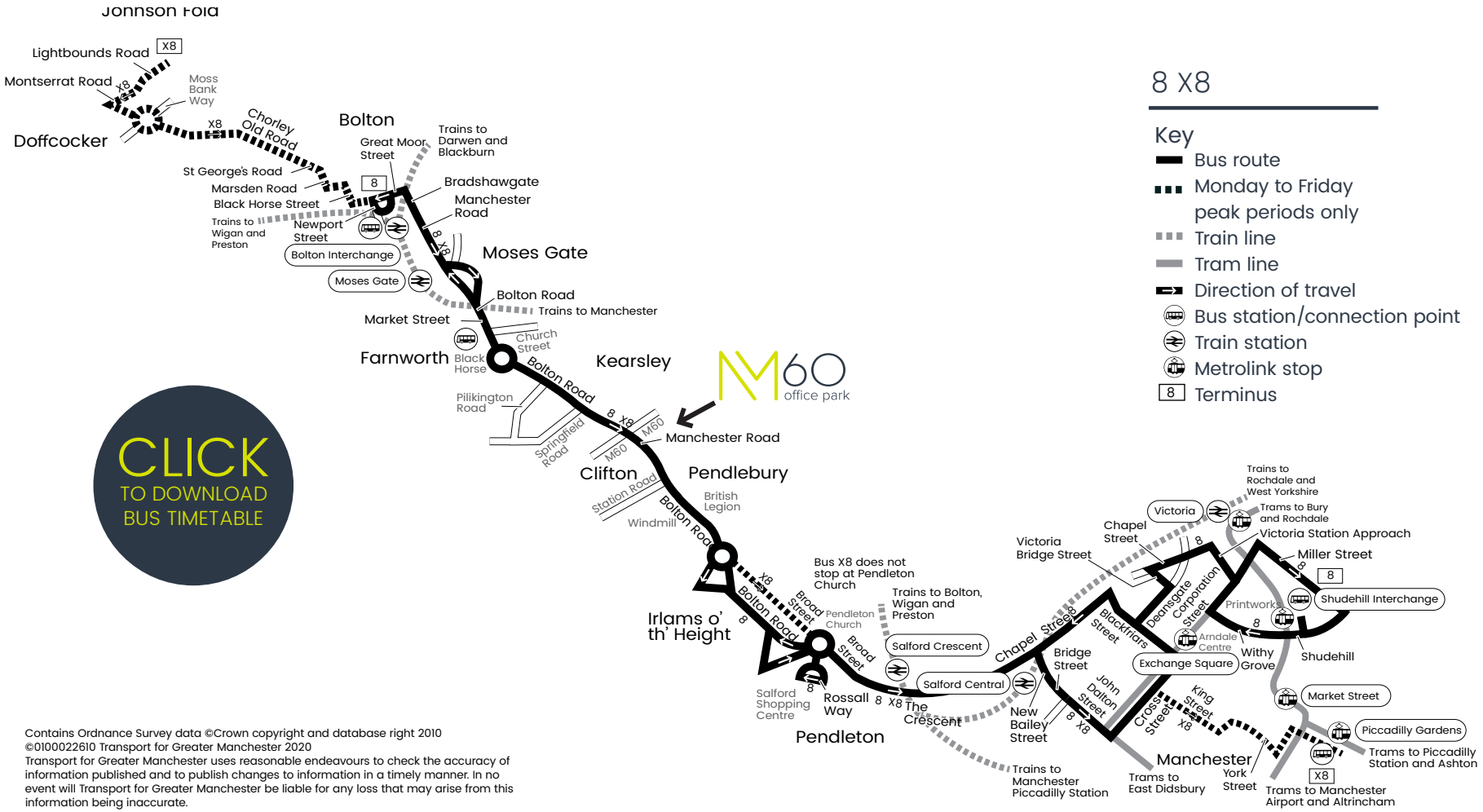
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Join our community

Join our growing business community, companies currently located at M60 Office Park are_

4MCS Medical Clinical Solutions

edisonmedia

The Kingsbury Group

BT LOCAL BUSINESS

kandoo car credit

AMALGAMATED FIRE & SECURITY

EnerSys

SELECT CAR LEASING

H&K Hall&Kay Fire Engineering

QUEST

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for viewings or further information please contact our joint agents_

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