MAPLE COURT

M60 office park junction 16 | M27 8FF

FULLY LET







Click for VIDEO TOUR of the Amenity Hub

Click for VIRTUAL TOUR of Maple Court

www.m60officepark.co.uk

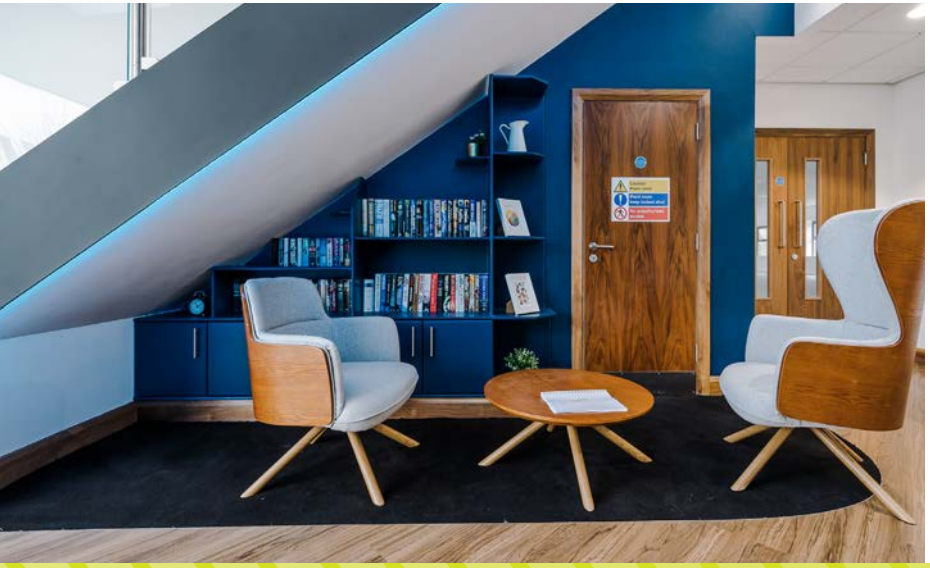
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about_

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_

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

_ Total building size
23,502 sq ft/2,183.5 sqm

specification_

_ Grade A

_ DDA compliant

_ Raised access floors

_ New heating and cooling air conditioning system

_ New carpets throughout

_ New flat panel LED lights

_ New luxury toilet facilities

_ Passenger lift

_ Generous onsite parking



availability_

Ground floor	FULLY LET
First floor	FULLY LET
Second floor	FULLY LET

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Floor layout example
layout medium density occupation_

_ 64 workstations
_ 6 x 8 person meeting rooms
_ 1 x 10 person meeting rooms
_ Breakout area with kitchenette
_ Reception area



availability_

Ground floor	FULLY LET
First floor	FULLY LET
Second floor	FULLY LET

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onsite amenities_

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

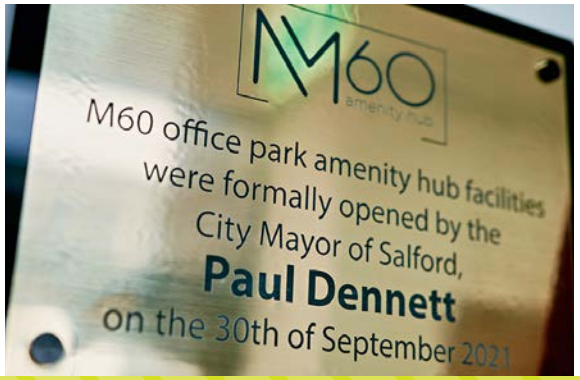
_ Cafe serving full breakfast and lunches with FREE Wifi
_ Fully equipped gym with showers and changing facilities
_ Landscaped green amenity areas with picnic tables
_ CCTV and 24 hr manned security
_ "Cycle hub" safe bicycle store for tenant bikes

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











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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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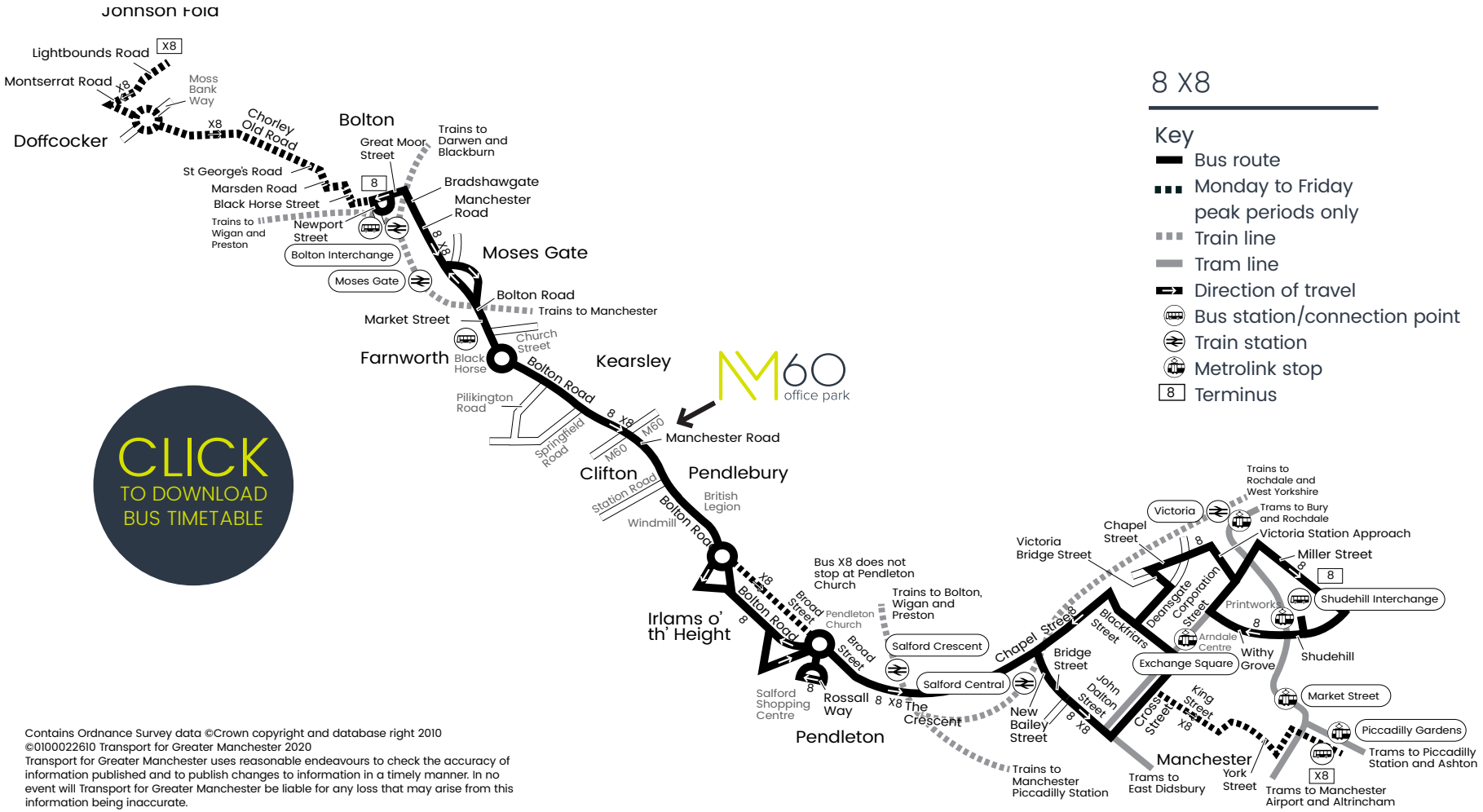
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8 X8

Key

- Bus route
- Monday to Friday peak periods only
- Train line
- Tram line
- Direction of travel
- Bus station/connection point
- Train station
- Metrolink stop
- 8 Terminus

CLICK TO DOWNLOAD BUS TIMETABLE

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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

arkle insolvency

BT LOCAL BUSINESS

kandoo car credit

AMALGAMATED FIRE & SECURITY

Portus Supported Housing

focus group

H&K Hall&Kay Fire Engineering

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for viewings or further information please contact our joint agents_

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THE PRIME GROUP

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