

TRAFFORD PARK METROLINK LINE NOW OPEN



TO LET
EXCEPTIONAL
GRADE A
OFFICE SPACE

UP TO 17,304 SQ FT
(1,608 SQ M)

FULLY FITTED, PLUG & PLAY OPPORTUNITY,
WITH SUPERB ON SITE STAFF FACILITIES

TAKE THE
VIRTUAL TOUR



thinkPark

MOSLEY ROAD | TRAFFORD PARK | MANCHESTER | M17 1FQ

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Description

Think Park comprises three state of the art self contained office buildings set around a central landscaped feature providing the scheme with a tranquil focal point and a real sense of place.

2 floors of 14,206sqft and 17,304sqft are available. Each floor is capable of sub-division to accommodate smaller requirements. Full details on application.

The scheme is on a secure self contained site that provides security lodge with external car parking in a landscaped setting.



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Specification

- Impressive double height light and airy entrance reception
- Full height glazed elevations providing excellent natural light
- Suspended ceilings with integral lighting
- Full access raised floors
- 4 pipe fan coil comfort cooling
- Ability to accommodate an occupancy of 1 to 6 sq m
- 2.8m floor to ceiling height
- Male/ Female and Disabled WCs on all floors
- 2 x 13 person passenger lifts

The space can be provided fitted with desks and cabling or open plan arrangement

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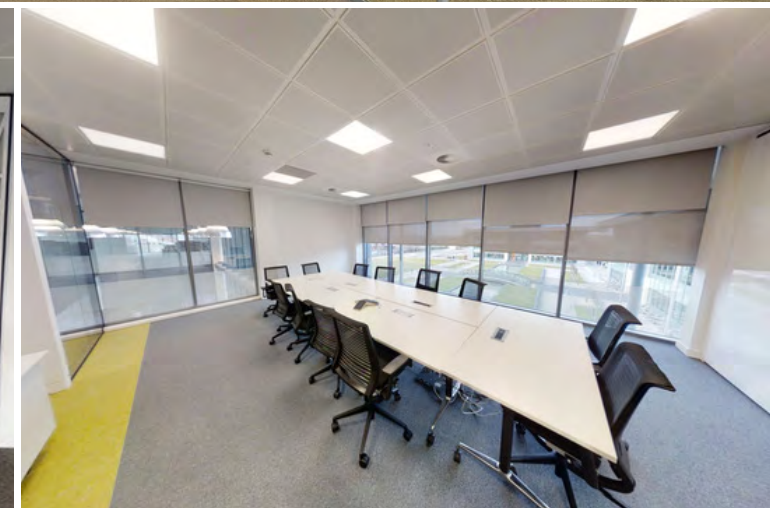
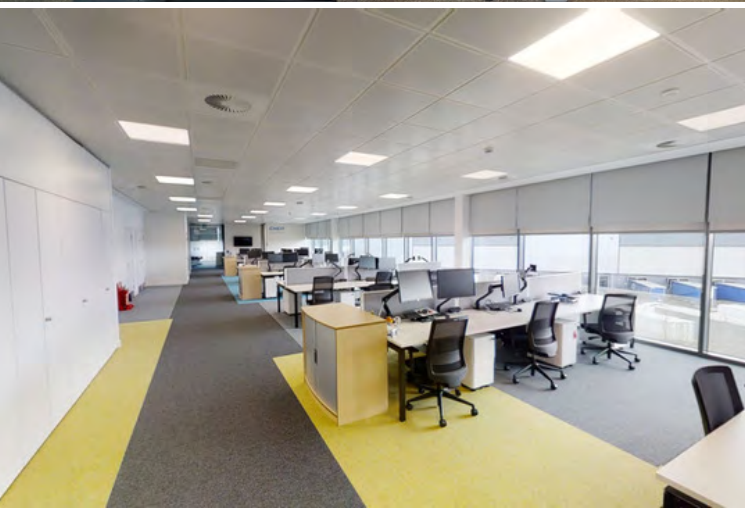


Accommodation

The building has net internal areas as follows:

	Sq Ft	Sq m
Building One - First Floor	17,304	1,608
Building Two - Second Floor	14,206	1,320

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Cafeteria



Kitchen Facilities

ON SITE AMENITIES



Auditorium



Restaurant

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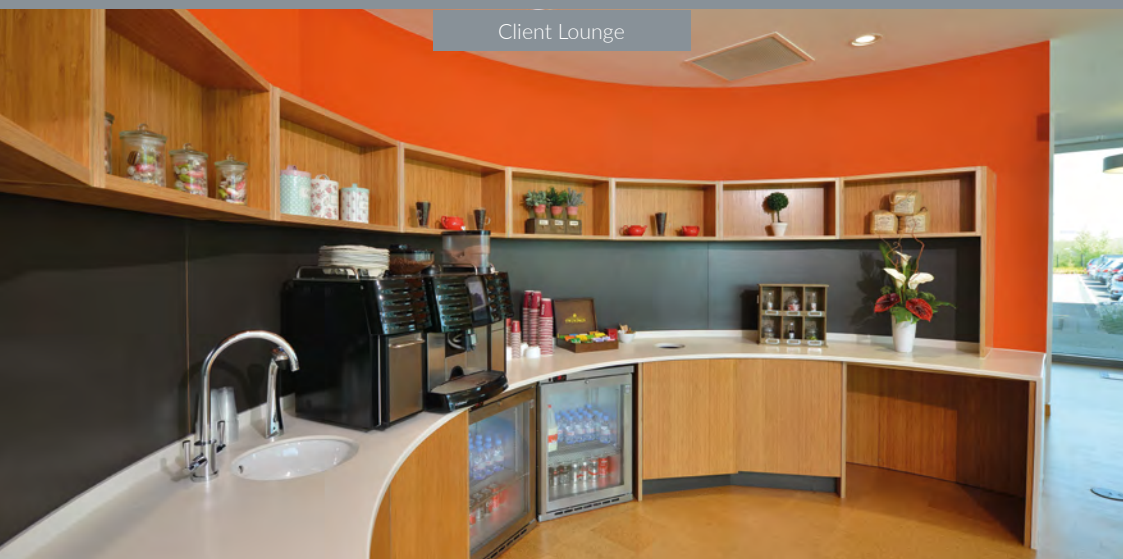


Restaurant



Meeting Room Facility

ON SITE AMENITIES



Client Lounge



On Site Gym/Changing/Showers and Park Running Track

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Floorplan - Building 1

Siteplan

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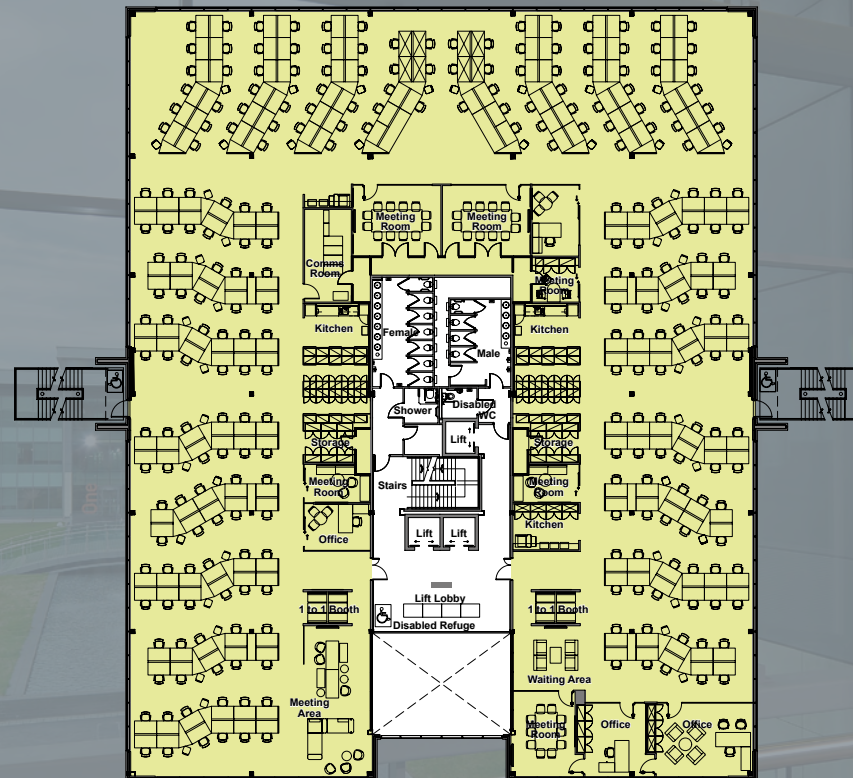
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Building One - First Floor
17,304 Sq Ft (1,608 Sq m)

Floorplan - Building 2 ➔

Back ➔

Plans shown as open plan although the space is fitted

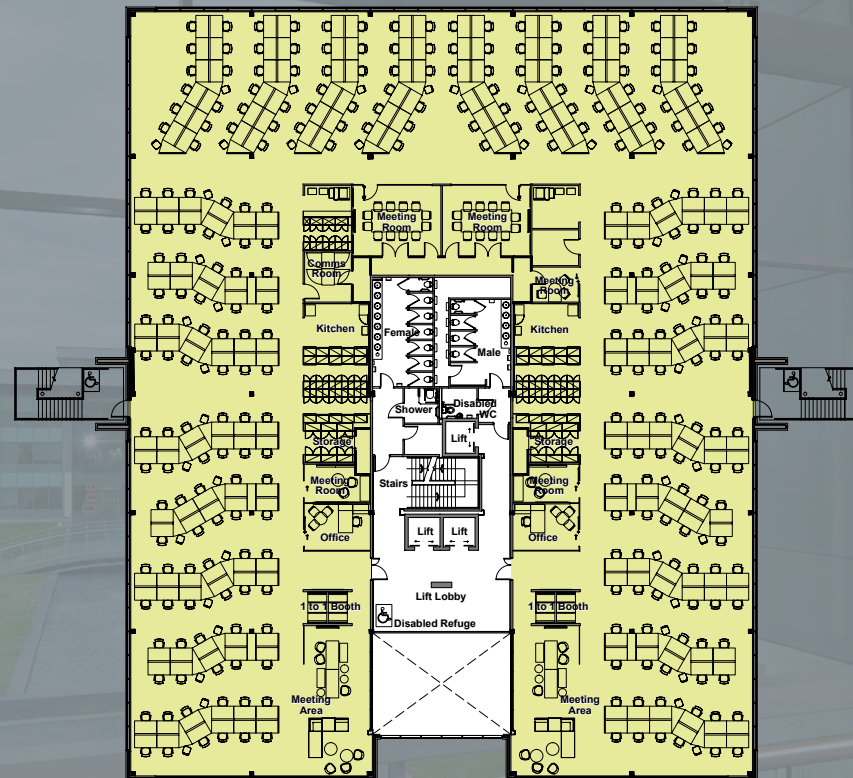
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Building Two - Second Floor
14,206 Sq Ft (1,320 Sq m)

Siteplan [↗](#)

Back [↗](#)

Plans shown as open plan although the space is fitted

BUILDING 1
TO LET
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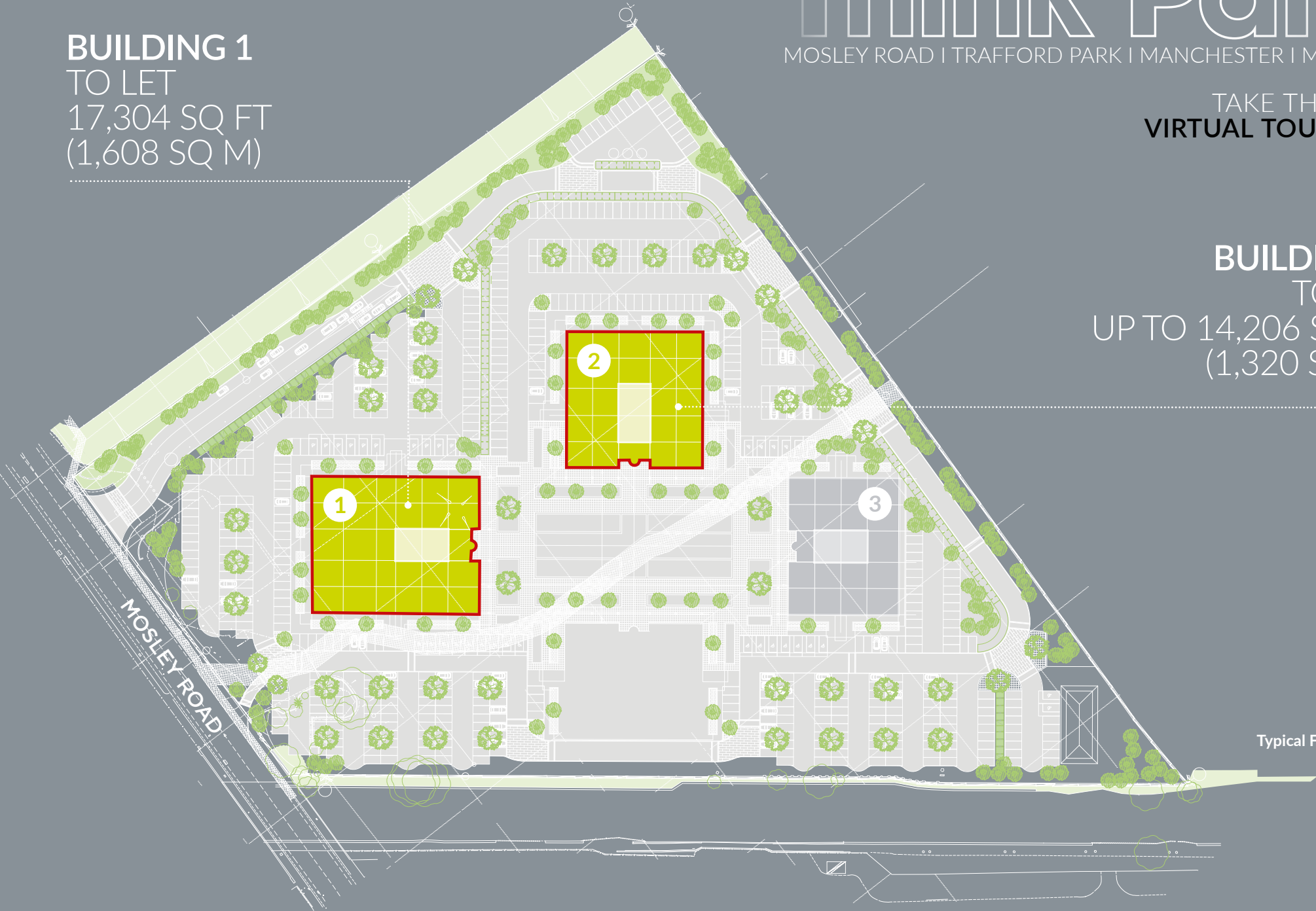
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BUILDING 2
TO LET
UP TO 14,206 SQ FT
(1,320 SQ M)



Typical Floorplan ➔

Back ➔

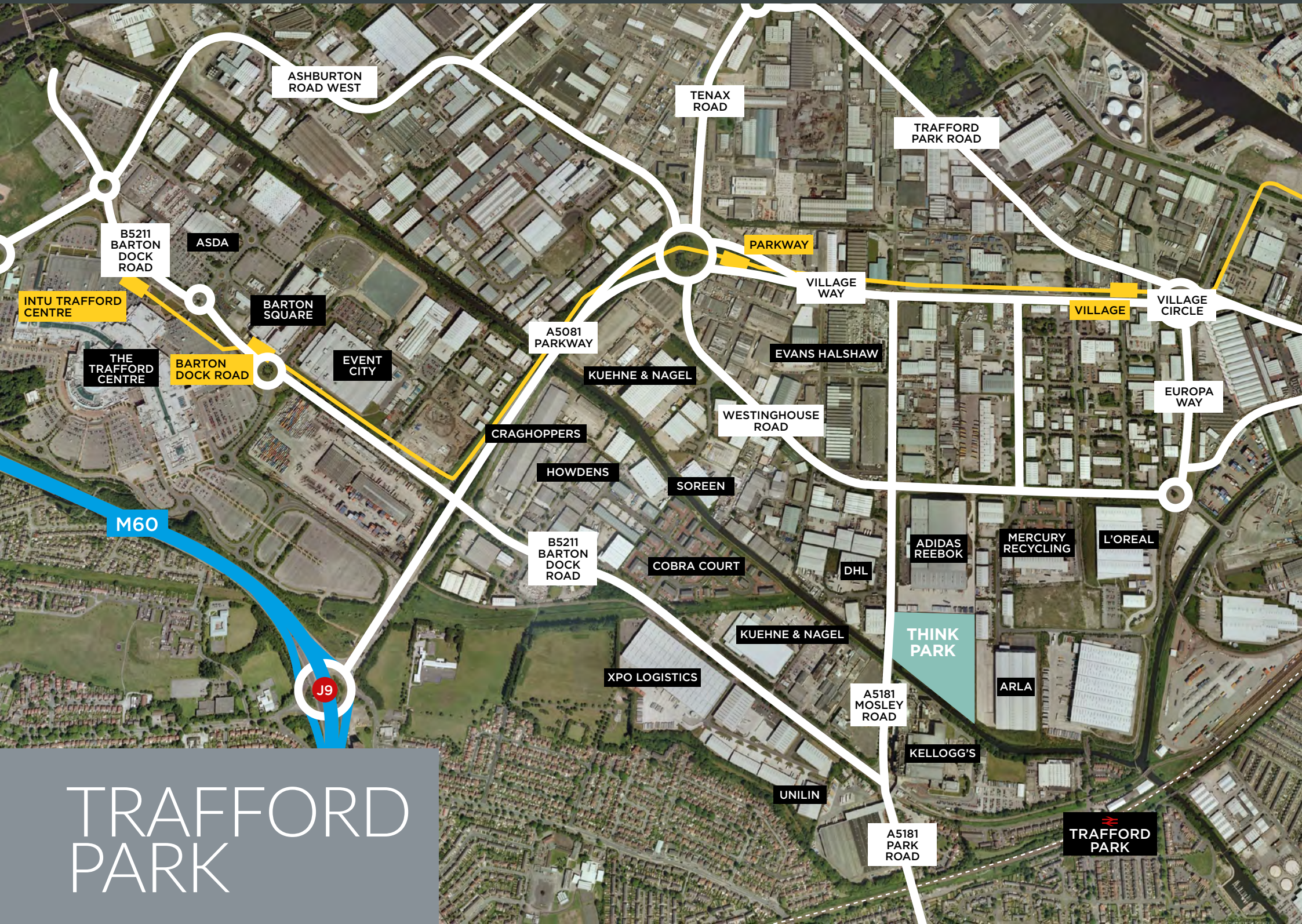
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LOCATION



TRAFFORD PARK



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Terms

The accommodation is available on a new sublease for a term to be negotiated.

Rental

On application.

VAT

VAT will be charged at the prevailing rate.

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Car Parking/Transport

Extensive secure & allocated on-site parking is provided with the total accommodation. Additional offsite car parking is available nearby at a competitive rate.

The Park also provides covered on site cycle racks.

EPC

The building has a rating of B.





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Further Information

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