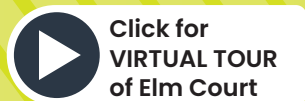
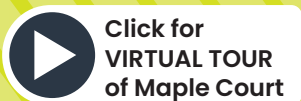
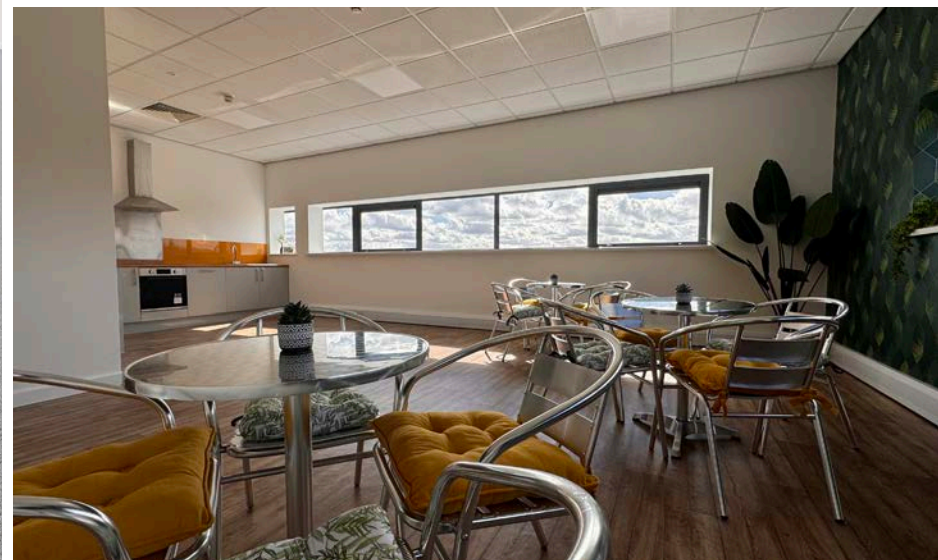




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Suites Available From 1,700 – 7,568 sq ft / 158 – 703 sq m



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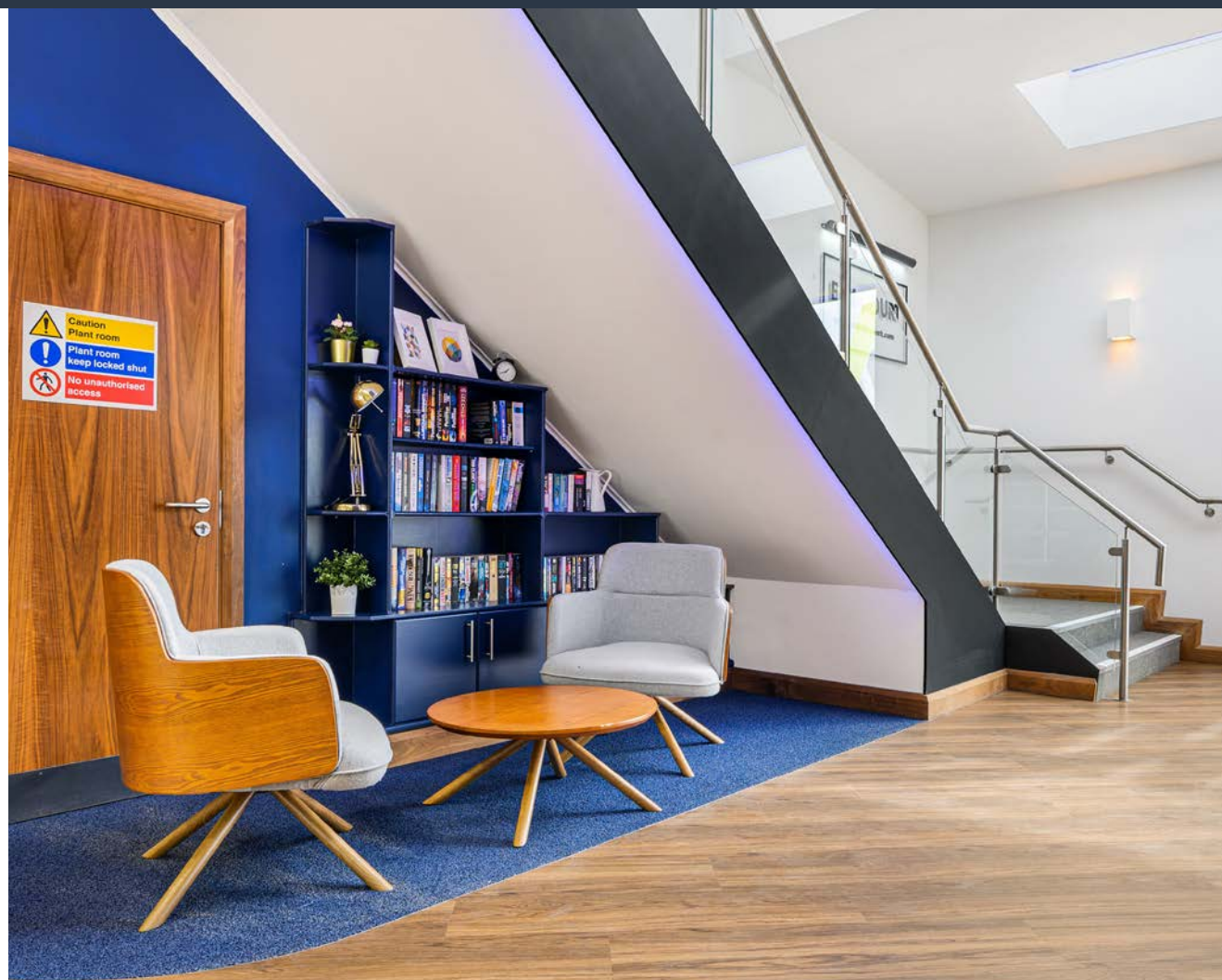
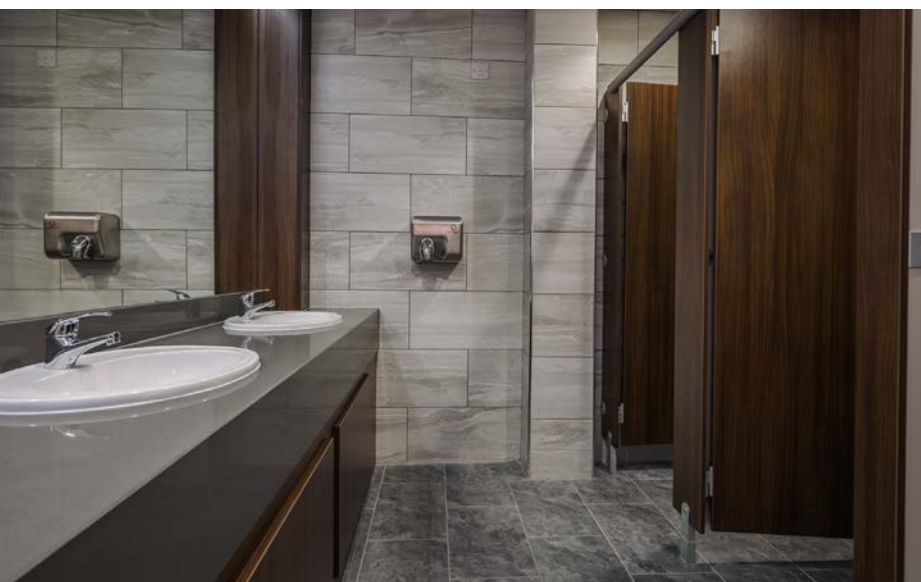


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Suites Available From 1,700 – 7,568 sq ft / 158 – 703 sq m

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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Suites Available From 1,700 – 7,568 sq ft / 158 – 703 sq m

description_

- _ M60 Off Park contains detached headquarter style buildings 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



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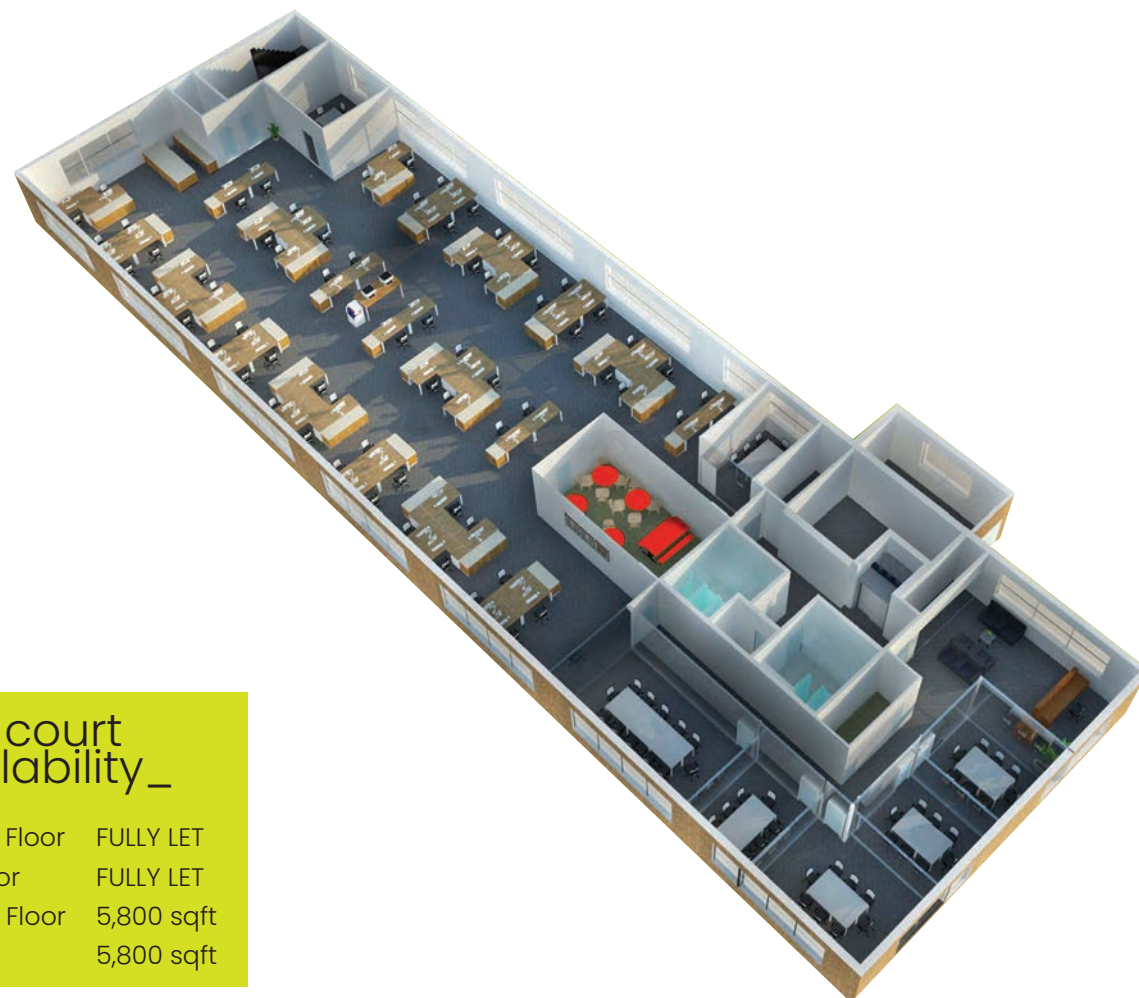
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Suites Available From

1,700 – 7,568 sq ft / 158 – 703 sq m

ground floor 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



Maple court availability_

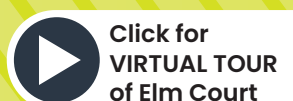
| | |
|--------------|--------------|
| Ground floor | 7,500 sq ft |
| First floor | 1,100 sq ft |
| Second floor | 1,700 sq ft |
| TOTAL | 10,300 sq ft |

Elm court availability_

| | |
|--------------|-------------|
| Ground Floor | 7,501 sqft |
| First Floor | 7,568 sqft |
| Second Floor | 7,586 sqft |
| TOTAL | 23,502 sqft |

Oak court availability_

| | |
|--------------|------------|
| Ground Floor | FULLY LET |
| First Floor | FULLY LET |
| Second Floor | 5,800 sqft |
| TOTAL | 5,800 sqft |



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Suites Available From

1,700 – 7,568 sq ft / 158 – 703 sq m

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



Maple court availability_

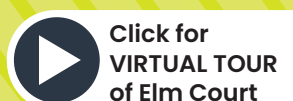
| | |
|--------------|--------------|
| Ground floor | 7,500 sq ft |
| First floor | 1,100 sq ft |
| Second floor | 1,700 sq ft |
| TOTAL | 10,300 sq ft |

Elm court availability_

| | |
|--------------|-------------|
| Ground Floor | 7,501 sqft |
| First Floor | 7,568 sqft |
| Second Floor | 7,586 sqft |
| TOTAL | 23,502 sqft |

Oak court availability_

| | |
|--------------|------------|
| Ground Floor | FULLY LET |
| First Floor | FULLY LET |
| Second Floor | 5,800 sqft |
| TOTAL | 5,800 sqft |



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Suites Available From

1,700 – 7,568 sq ft / 158 – 703 sq m

2nd floor high density layout

- _116 workstations
- _2 x 8 person meeting rooms
- _1 x 4 person meeting rooms
- _Breakout area with 1 x kitchenette
- _Reception area



Maple court availability_

| | |
|--------------|--------------|
| Ground floor | 7,500 sq ft |
| First floor | 1,100 sq ft |
| Second floor | 1,700 sq ft |
| TOTAL | 10,300 sq ft |

Elm court availability_

| | |
|--------------|-------------|
| Ground Floor | 7,501 sqft |
| First Floor | 7,568 sqft |
| Second Floor | 7,586 sqft |
| TOTAL | 23,502 sqft |

Oak court availability_

| | |
|--------------|------------|
| Ground Floor | FULLY LET |
| First Floor | FULLY LET |
| Second Floor | 5,800 sqft |
| TOTAL | 5,800 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
- _ "Cycle hub" safe bicycle store for tenant bikes
- _ EV charging at Oak Court and Elm Court on selected suites

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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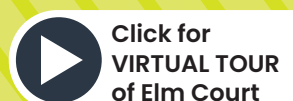


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onsite amenity hub_



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Suites Available From

1,700 – 7,568 sq ft / 158 – 703 sq m

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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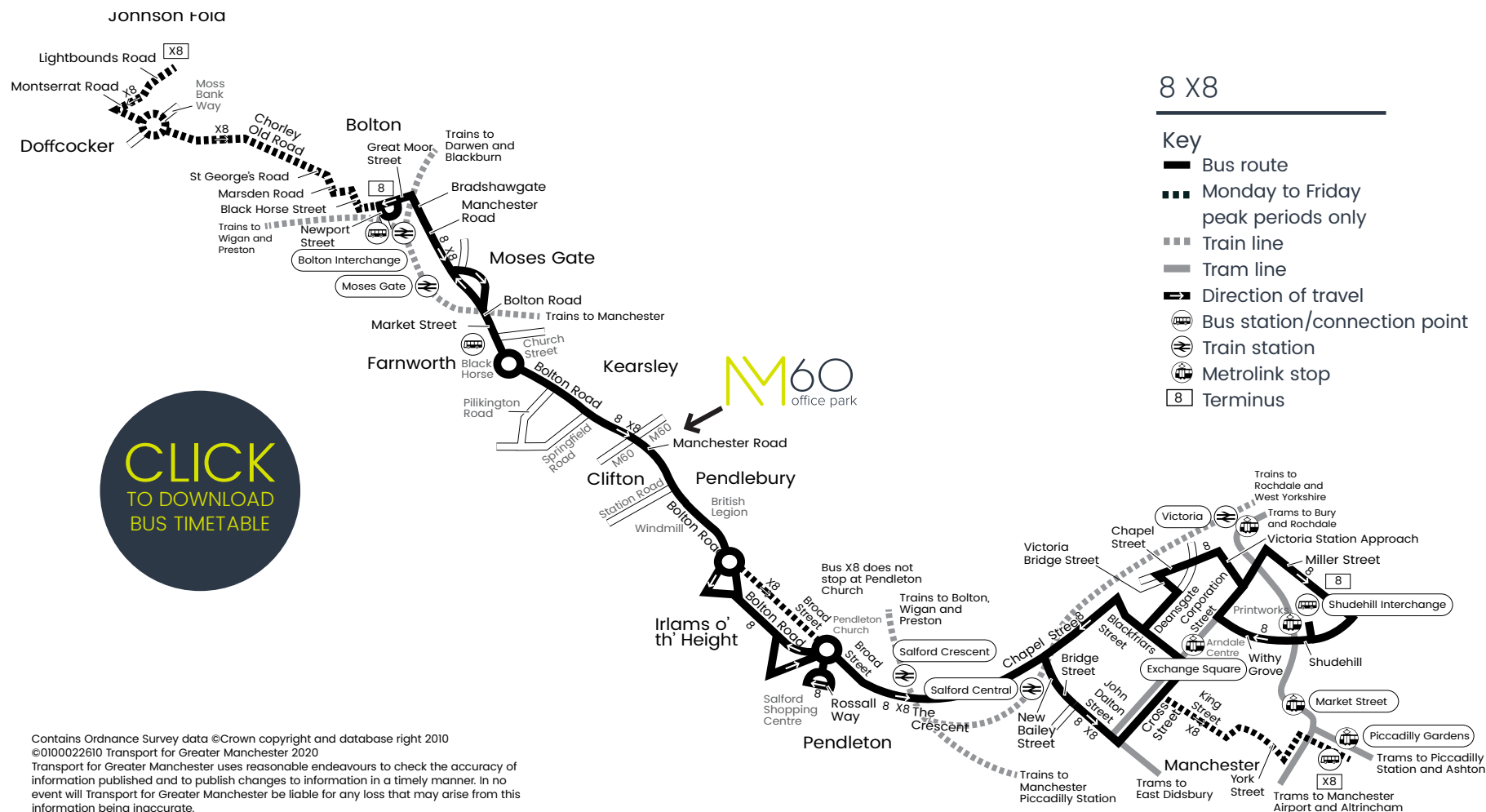
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Suites Available From

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Join our community

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



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Suites Available From

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for viewings or further information please contact our joint agents_



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