

MAPLE COURT



junction 16 | M27 8FF

Suites Available From 1,100 sq ft to 7,501 sq ft (102 sq m to 697 sq m)



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TOUR of the
Amenity Hub



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of Maple Court

www.m60officepark.co.uk

MAPLE COURT

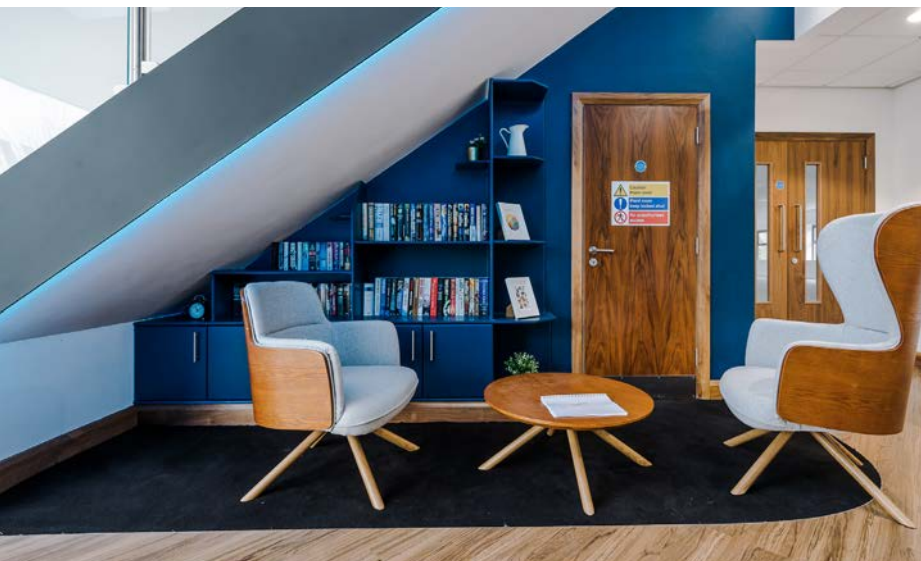


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about_

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_

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



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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



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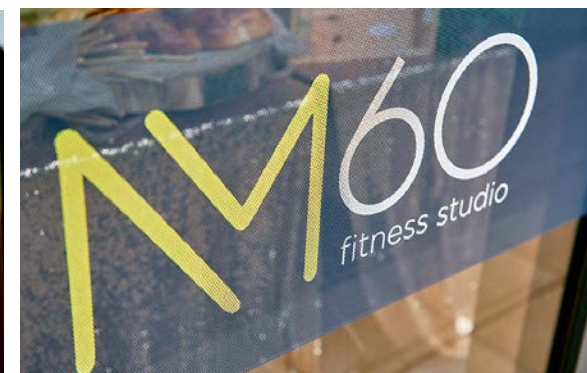
onsite amenities _

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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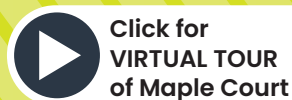
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onsite amenity hub_



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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 Worsley 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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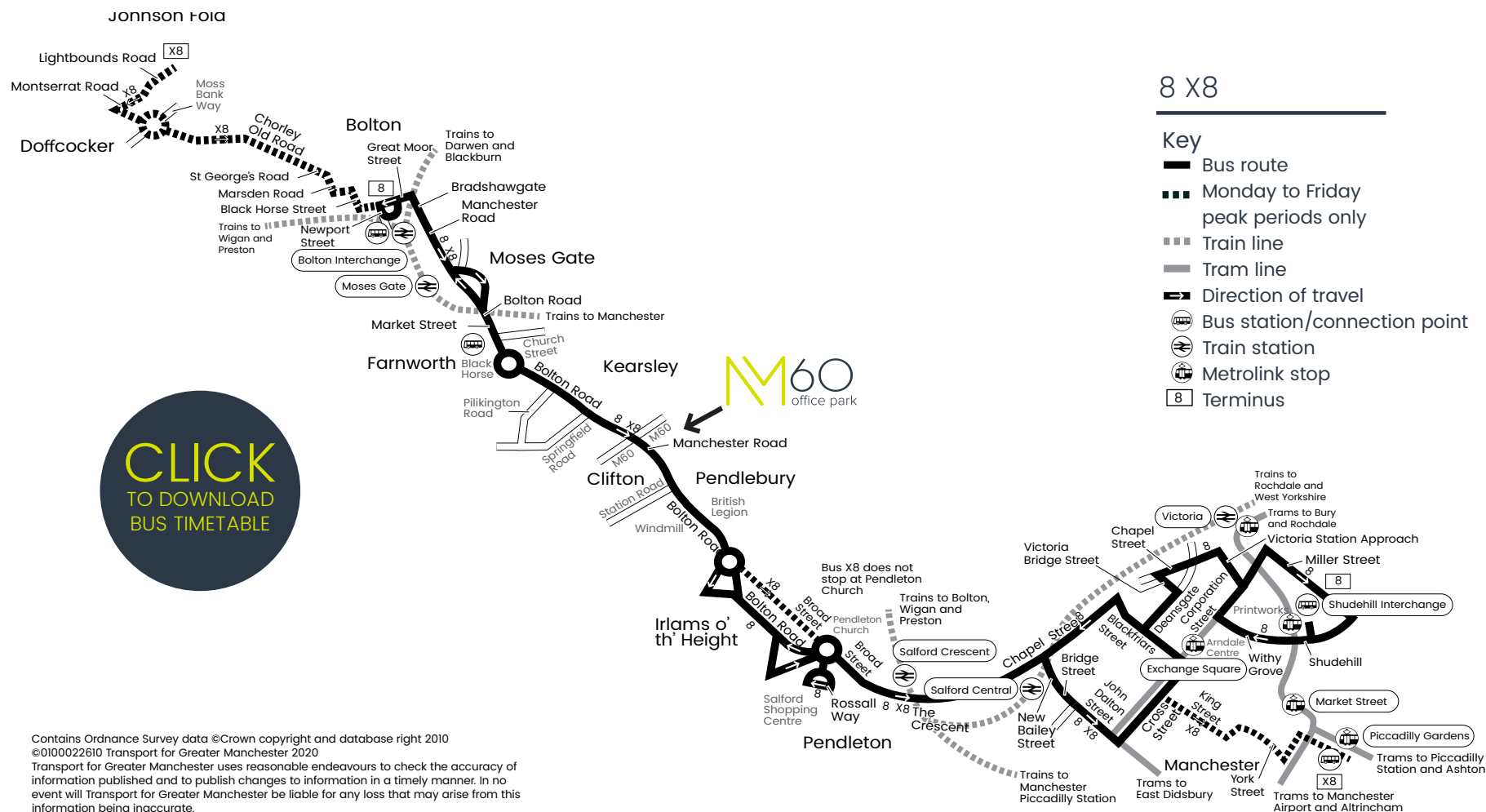
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Join our community

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



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for viewings or further information please contact our joint agents_



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A QUALITY DEVELOPMENT BY



THE PRIME
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