

# ELM COURT

**M60**  
office park

junction 16 | M27 8FF

**23,502 sq ft / 2,184 sq m**

**Detatched Headquarters Building**

**Suits Available from 7,501 sq ft / 697 sq m**



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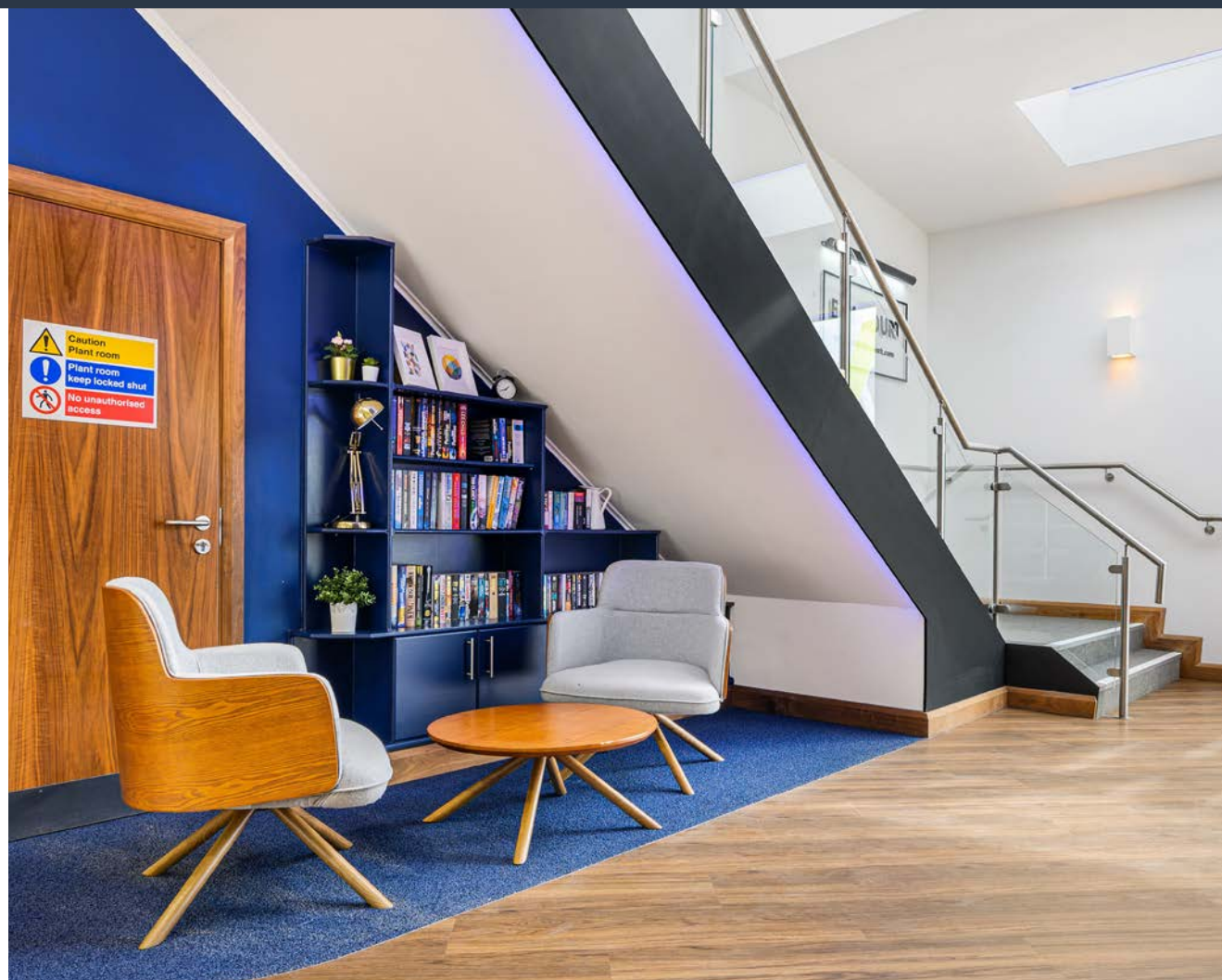
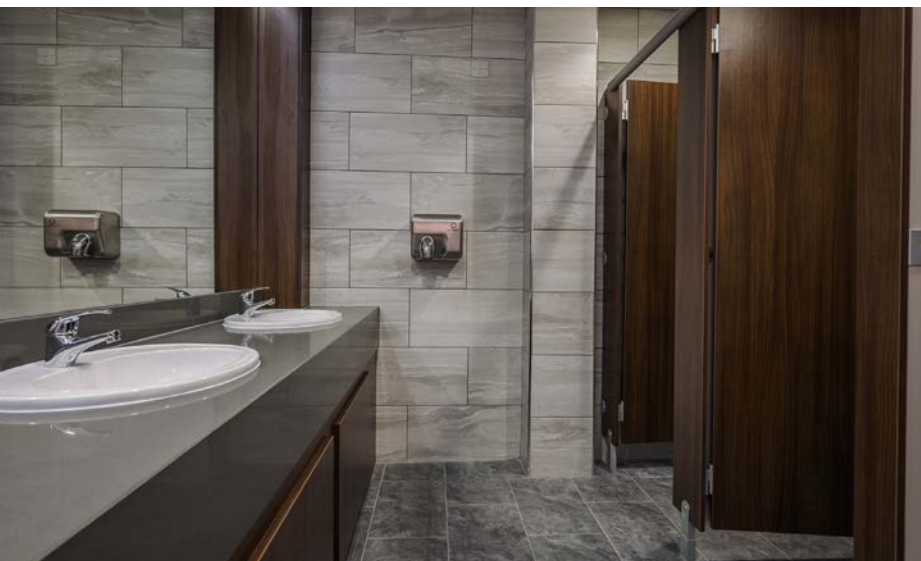


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## about\_

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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## 23,502 sq ft / 2,184 sq m

### Detached Headquarters Building

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### description\_

- \_ Elm 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
- \_ EV Charging
- \_ Passenger lift
- \_ Generous parking



### availability\_

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



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### Detached Headquarters Building

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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



### availability\_

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



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### Detached Headquarters Building

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### 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



### availability\_

Ground Floor	7,501 sqft
First Floor	7,568 sqft
Second Floor	7,568 sqft
TOTAL	23,502 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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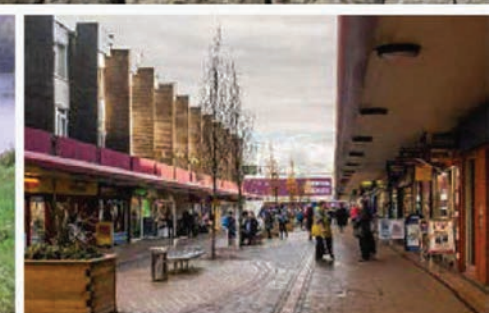
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### Detached Headquarters Building

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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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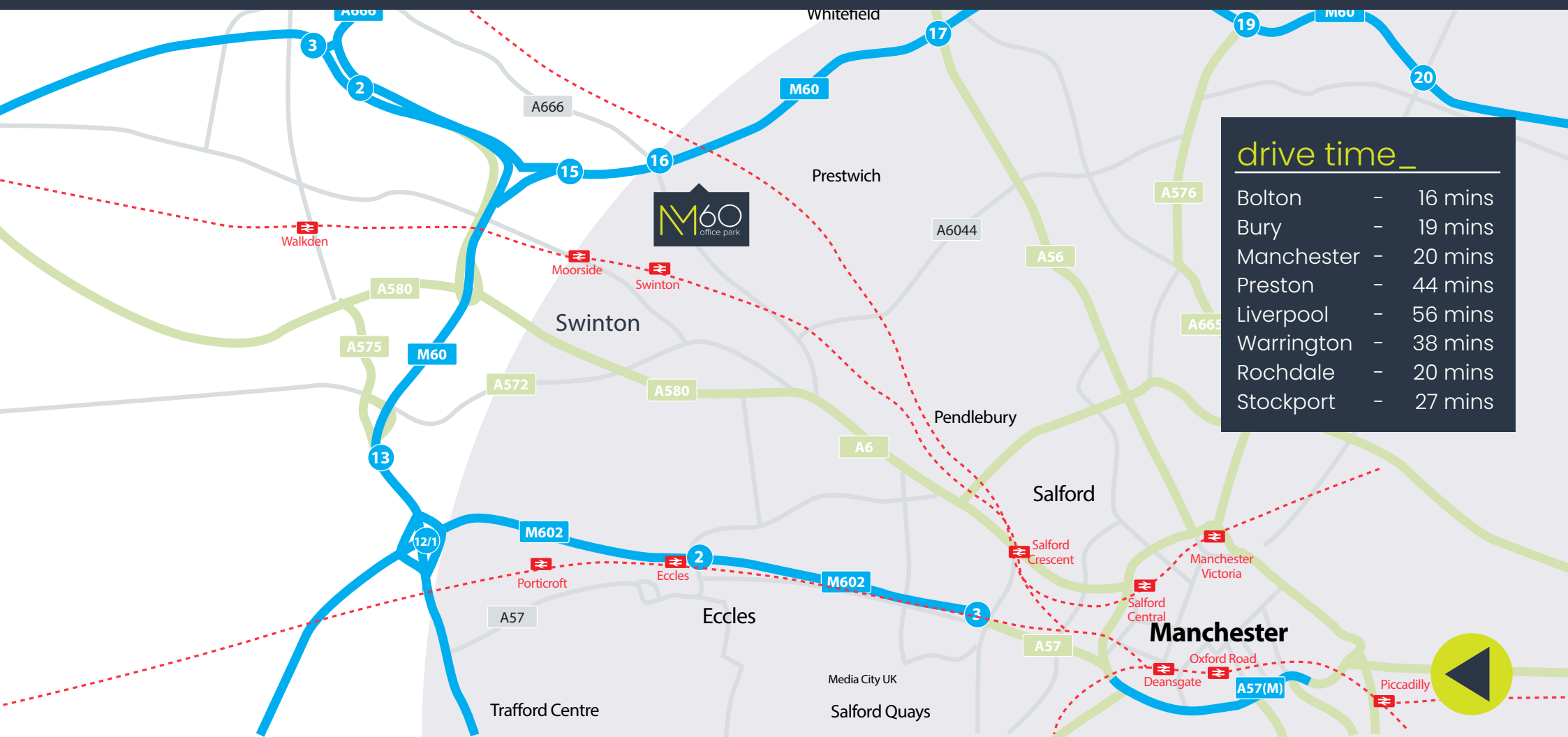


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### drive time\_

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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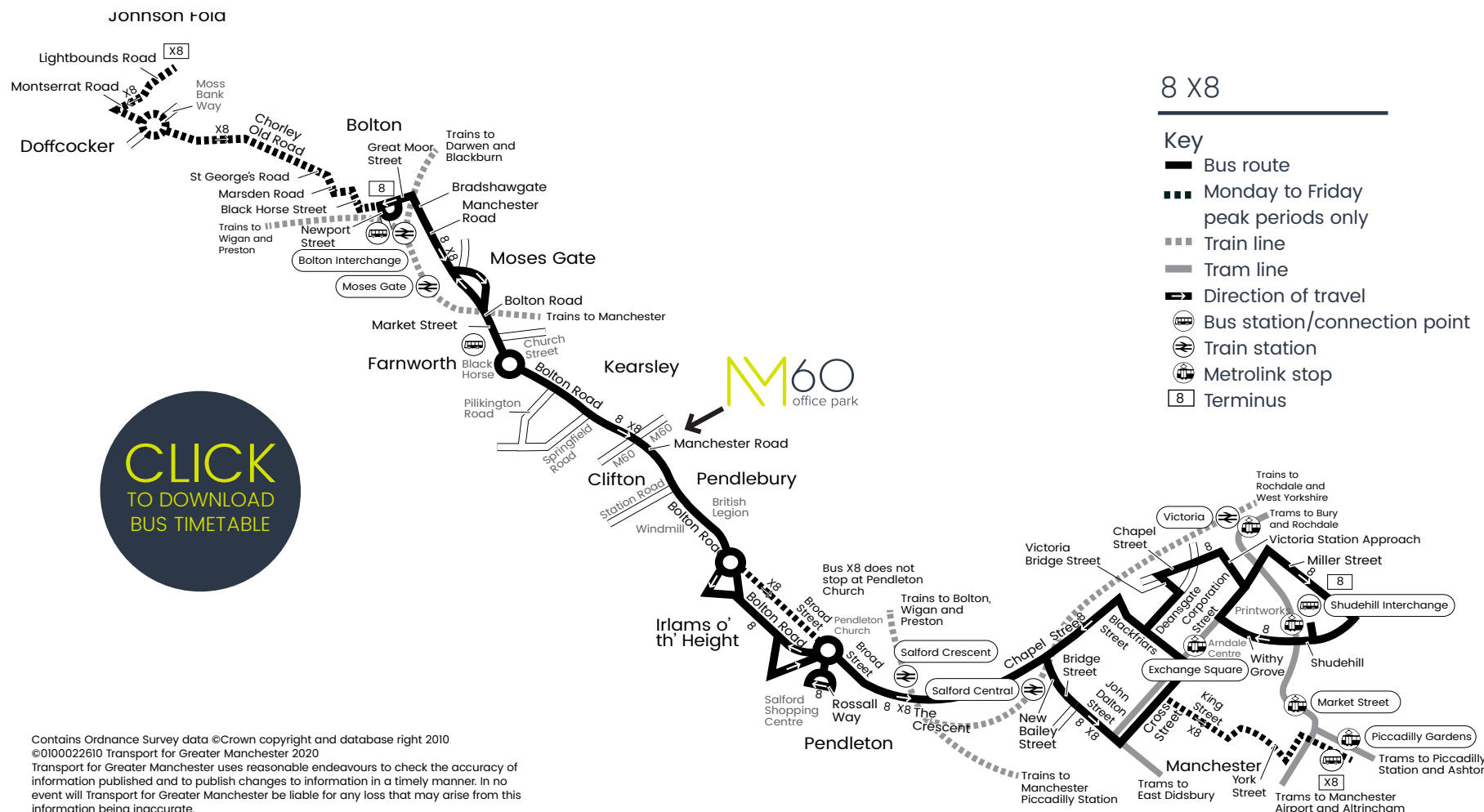
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## Join our community

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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