

metro

SALFORD QUAYS // M5 3NN

GRADE A OFFICES WITH
EXCELLENT BREEAM RATING



TO LET
6,520 SQ.FT.
LEVEL TWO

metro

SALFORD QUAYS // M5 3EQ

DESCRIPTION

Metro is a prominent office building that provides efficient, environmentally friendly, flexible offices to satisfy the most discerning occupier. The last remaining suite is located on the first floor which has a flexible open plan floorplate.

Metro has many energy reducing features meaning an occupier of the building will make significant cost savings over the term of their lease. Metro was awarded a Post Construction BREEAM 'Excellent' rating.

SPECIFICATION

- Full access raised floors
- 4 pipe / 2 pipe fan coil air conditioning designed to an occupancy level of 1 person / 6 sq m
- 2.8m finished floor to ceiling height
- Suspended ceilings incorporating LG7 compliant lighting with motion sensors
- Full height feature atrium with double height reception
- 3 x 13 person passenger lifts
- Male & female WCs & shower rooms on all floors
- Fully DDA compliant
- Intelligent building management system
- Closed Circuit Television & Access door control system
- 24 hour security
- Dedicated bicycle and motorbike parking
- Parking ratio 1:313 sq ft

LOCATION

Metro occupies a highly prominent position at the entrance to Salford Quays, on the doorstep to MediaCityUK. The building is also adjacent to the metrolink stop.

Business or pleasure, the perfect location Salford Quays is now home to a thriving commercial centre employing BBC staff at MediaCityUK which is a clear endorsement of the benefits of Salford Quays as an office location and brings with it additional infrastructure and retail/leisure enhancements.

Within a short walk there is an extensive range of restaurants, hotels, shops, bars and sporting facilities.

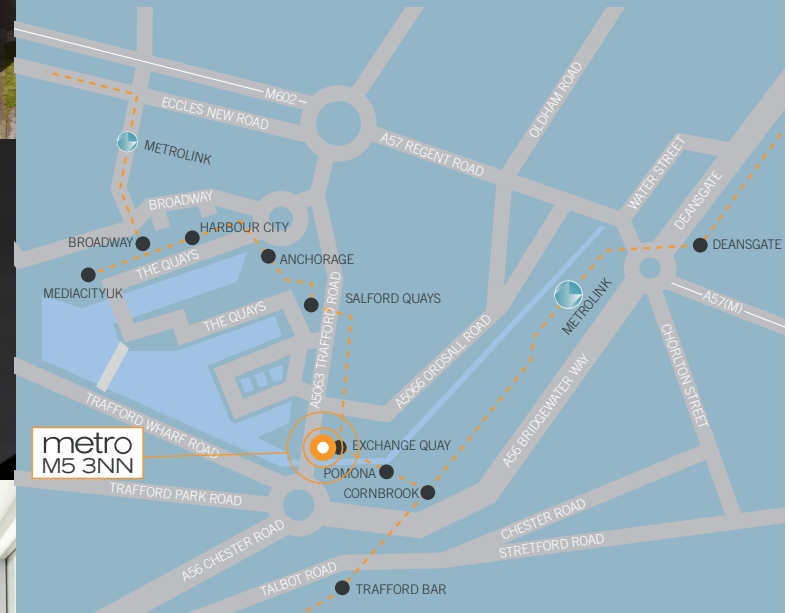
- Rapid access to the regional motorway network
- Numerous bus services available within close proximity
- Within 20 minutes drive of Manchester International Airport

TERMS

The suite is available by way of a sub-lease for a term of years to be agreed.



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VIEWINGS

For further information, and quoting terms please contact the letting agents.



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