

Emerson House



High Quality Refurbished Office Suites



Staff Facilities



• Motorway Network



• Metrolink

From **1,000ft²** (93m²)
To **36,829ft²** (3,422m²)

Albert Street
ECCLES

Superior Office Accommodation

Location:

Emerson House occupies a prominent position adjacent to the M602, some four miles west of Manchester city centre, to the north of Eccles town centre.

Accommodation Description:

The building consists of ground and ten upper floors, with each upper floor providing 4,860ft² (451m²) of high quality refurbished office accommodation.

Two passenger lifts provide access to all upper floors from the ground floor reception area. The nearby 'Mall' shopping centre provides for many day-to-day business and staff requirements.



Total Building Area
52,700 ft²
 (4,896m²)

Orbit House

Emerson House

Car Park

Travel:

Emerson House is particularly well situated for commuters with easy access onto the M602, providing quick access into Manchester city centre, which is four miles east of the building. The M602 also provides access onto the M60, which links into some of the North West's major motorway networks: M62 to Leeds/Warrington/Liverpool, M61 to Bolton/Preston and M56 to Manchester Airport and onto the M6.

Eccles railway station, providing access into Manchester Victoria, is located 200m from the building and the local Metrolink station is easily accessible, located approximately 600m from the building, providing another travel option into Manchester.

DRIVE TIMES:

	Distance/Miles	Time/Minutes
Manchester City Centre	4	12
Trafford Park	2	6
Salford Quays	4	12
Bolton	10	25
Manchester Airport	17	19
Liverpool	32	40
Leeds	41	48

Approximate times - Subject to traffic conditions

Emerson House



— — Access to Emerson House From M602

Car Parks

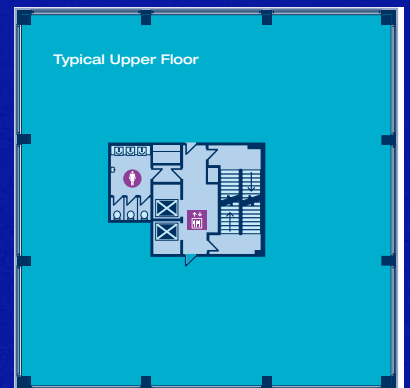
Private parking is located around and to the rear of the building on a new multi-storey car park. Additional car parking is available close-by on the local authority 'Secure by Design' car parks.



Accommodation:

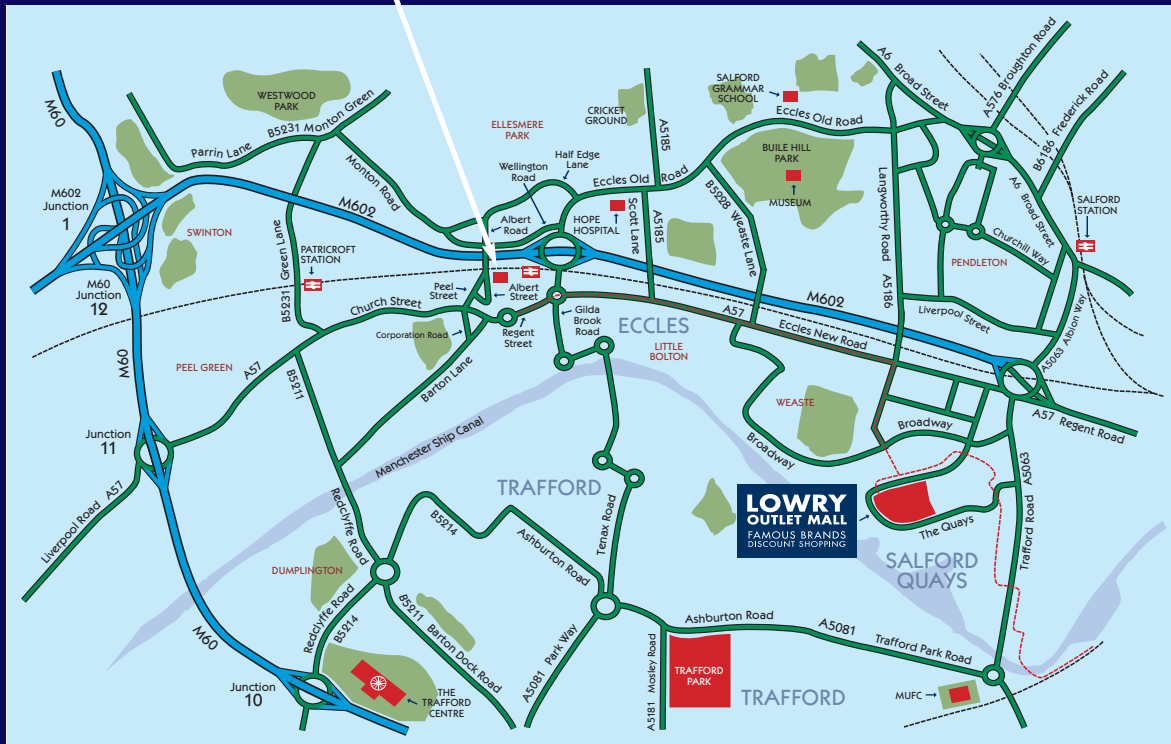
The office accommodation is refurbished to a high standard and includes the following features:

- 3 Compartment Perimeter and Central Core Trunking.
- 24 Hour Swipe Card Access.
- Monitored CCTV System.
- Perimeter Heating.
- Comfort Cooling.
- Suspended Ceilings.
- Low Glare Lighting.
- Carpet Tiles.
- Window Blinds.
- Double Glazing.
- On-site Car Parking.
- Male / Female toilet facilities are located on alternate floors and Disabled toilet facilities are located on the ground floor.





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For further information:

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