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# EXCHANGE QUAY

SALFORD QUAYS, MANCHESTER, M5 3EQ

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**EXCHANGE QUAY IS ONE OF GREATER MANCHESTER'S LANDMARK OFFICE SCHEMES, A PLACE THAT PROGRESSIVE BUSINESSES CALL HOME.**

Dominating the entrance to Salford Quays, Exchange Quay's seven buildings provide 435,000 sq ft of Grade A office accommodation, offering flexible opportunities for businesses of all sizes.

Combined with excellent road and public transport connections - including its own Metrolink station - and an unrivalled mix of leisure and retail amenities, Exchange Quay is the obvious choice.

**EXCHANGE QUAY'S PROXIMITY TO SO MANY EXCELLENT AMENITIES, VENUES AND ATTRACTIONS CREATES A PERFECT MIX FOR WORK AND LIFE ACTIVITIES.**

## **SALFORD QUAYS**

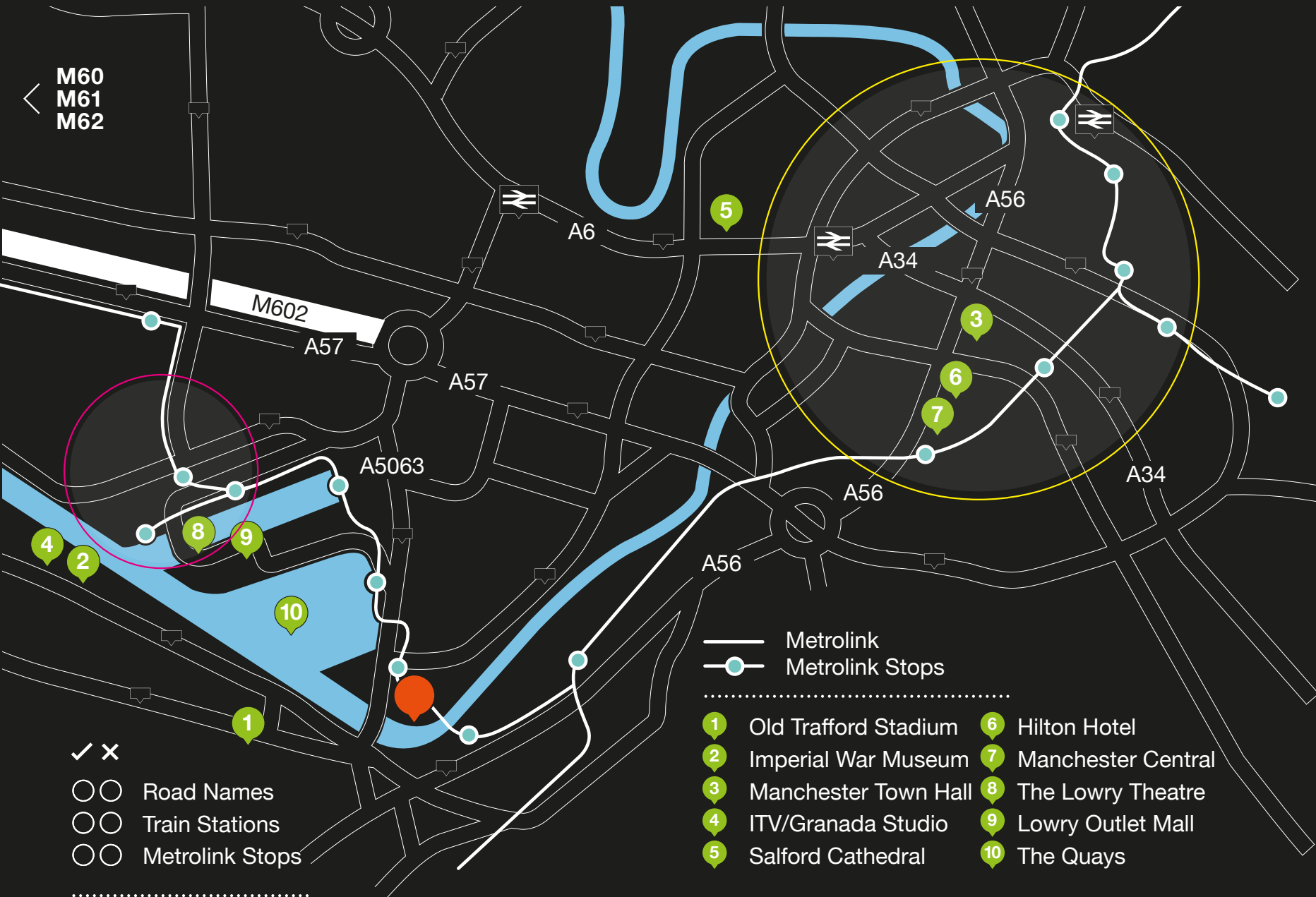
With high levels of car parking, a dedicated metro stop and easy access to three major mainline stations and an international airport, Exchange Quay benefits from world class travel links.

The large labour-pool, education and overall skills profile within the area allows for high quality recruitment and staff retention.

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[CLICK FOR AERIAL](#)





Exchange Quay

MediaCityUK

Manchester City Centre

[CLICK FOR LOCATION](#)

[CLICK FOR AERIAL](#)

Metrolink  
 Metrolink Stops

- |                        |                      |
|------------------------|----------------------|
| 1 Old Trafford Stadium | 6 Hilton Hotel       |
| 2 Imperial War Museum  | 7 Manchester Central |
| 3 Manchester Town Hall | 8 The Lowry Theatre  |
| 4 ITV/Granada Studio   | 9 Lowry Outlet Mall  |
| 5 Salford Cathedral    | 10 The Quays         |

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Road Names  
 Train Stations  
 Metrolink Stops

CLICK FOR MAP

CLICK FOR LOCATION



## THE EQ EXPERIENCE CREATES AN ENJOYABLE WORKING ENVIRONMENT AND SENSE OF COMMUNITY WITH A WIDE RANGE OF RETAIL AND LEISURE AMENITIES ON SITE.

- Pure Gym
- Cafe on the Quays
- Costa Coffee
- Londis
- Post Office
- High quality shower facilities
- Secure cycle hub

All these amenities are set within a pleasant and recently remodeled piazza area.



**EXCHANGE QUAY CAN PROVIDE A RANGE OF HIGH QUALITY REFURBISHED OFFICE SUITES FROM 800 SQ FT, UP TO FULL FLOORS OF 12,300 SQ FT, OR EVEN A SELF CONTAINED BUILDING OF 94,037 SQ FT.**

### **TYPICAL SPECIFICATION INCLUDES:**

- High-speed passenger lifts
- Four pipe fan coil air-conditioning
- Full access raised floors
- Excellent fibre optic connectivity
- 24 hour security
- DDA Compliant
- Free WIFI in common areas

Exchange Quay offers an unrivaled secure car parking ratio of 1:250 sq ft.

Further information available on request.



**SUITES AVAILABLE FROM  
800 SQ FT TO 95,000 SQ FT.**

**FOR FULL AVAILABILITY  
PLEASE CONTACT ONE OF  
THE LETTING AGENTS.**





## TERMS

Competitive and flexible lease terms are available upon application.

## EPC

Certificates are available upon request.



FOR MORE INFORMATION  
ON **EXCHANGE QUAY**  
PLEASE CONTACT THE AGENTS.

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