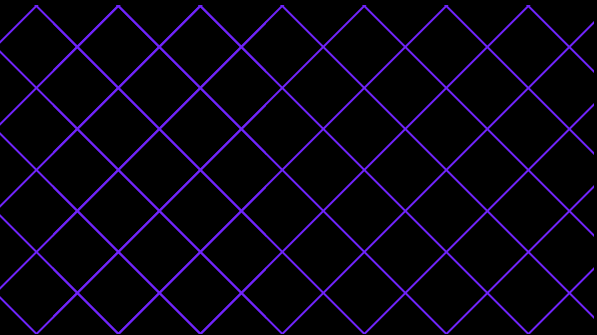


metro

**DESTINATION
WORKPLACE**



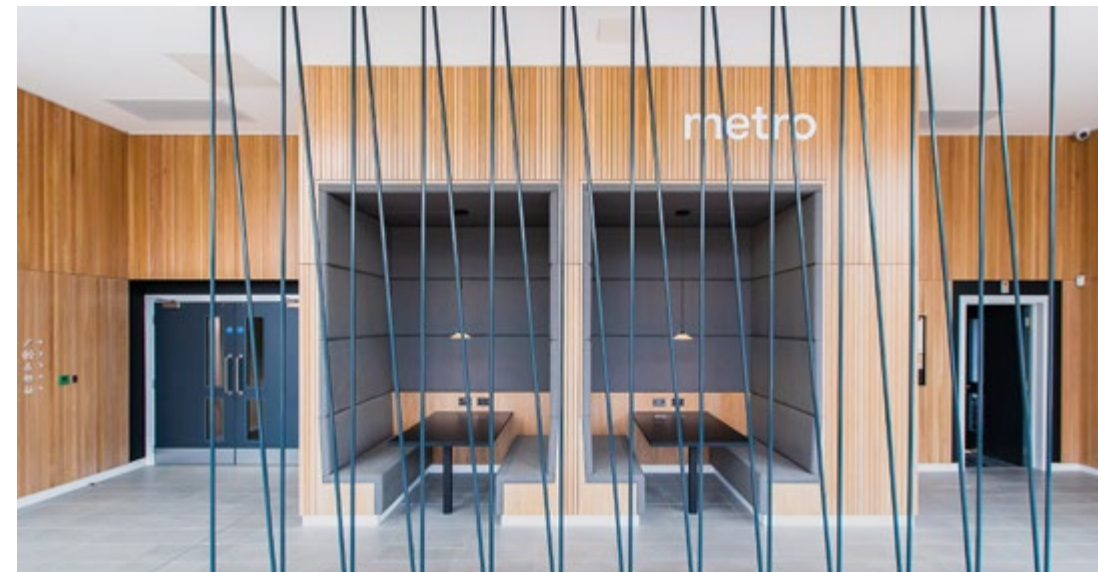
ARRIVE AT THE QUAYS



FINISHED TO THE HIGHEST STANDARDS.

/// Metro is a newly refurbished, prominent office building that provides high quality, sustainable offices designed to satisfy the most discerning occupier. The last remaining suite is located on the fourth floor which has a flexible open plan floor-plate.

Adjacent to Exchange Quay tram-stop, Metro provides unrivalled connectivity for occupiers looking for accommodation with convenient transport accessibility.





A BRAND NEW RECEPTION.

/// The new reception and business lounge refurbishment has been designed with style and quality in mind and will suit occupiers looking for that something extra for both employees and clients.

A feature seating area provides occupiers and guests with additional break-out space as well as an alternative waiting area.

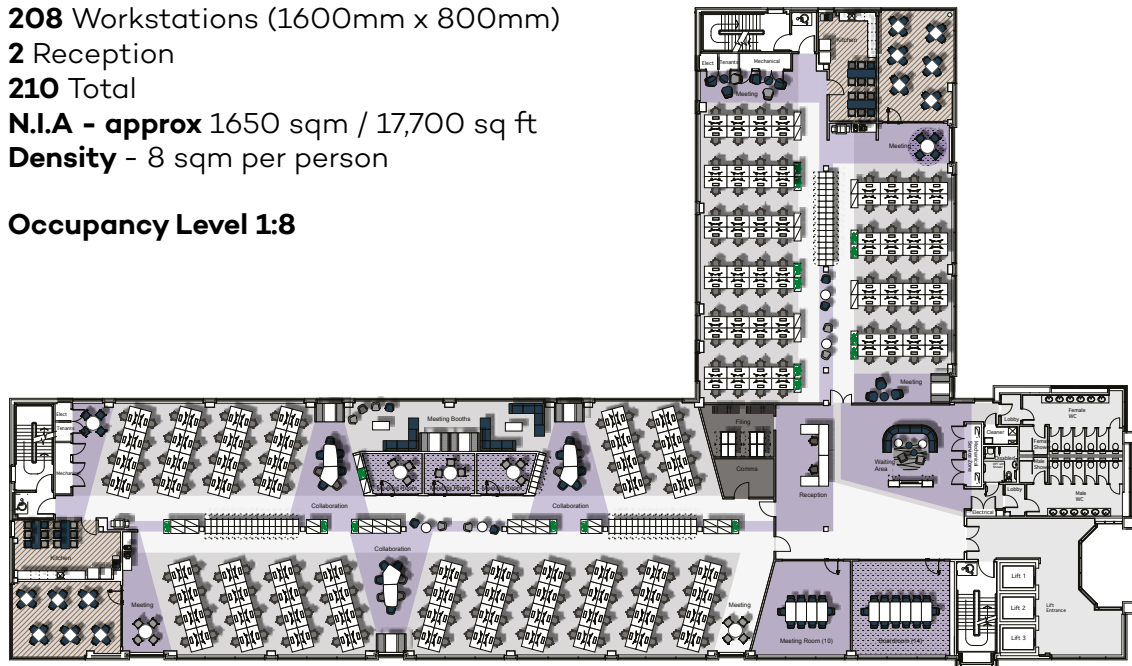


A DESTINATION WORKPLACE

17,700 SQFT OF PREMIUM OFFICE SPACE AVAILABLE OVER SINGLE FLOOR PLATE.

208 Workstations (1600mm x 800mm)
2 Reception
210 Total
N.I.A - approx 1650 sqm / 17,700 sq ft
Density - 8 sqm per person

Occupancy Level 1:8



Building Amenities

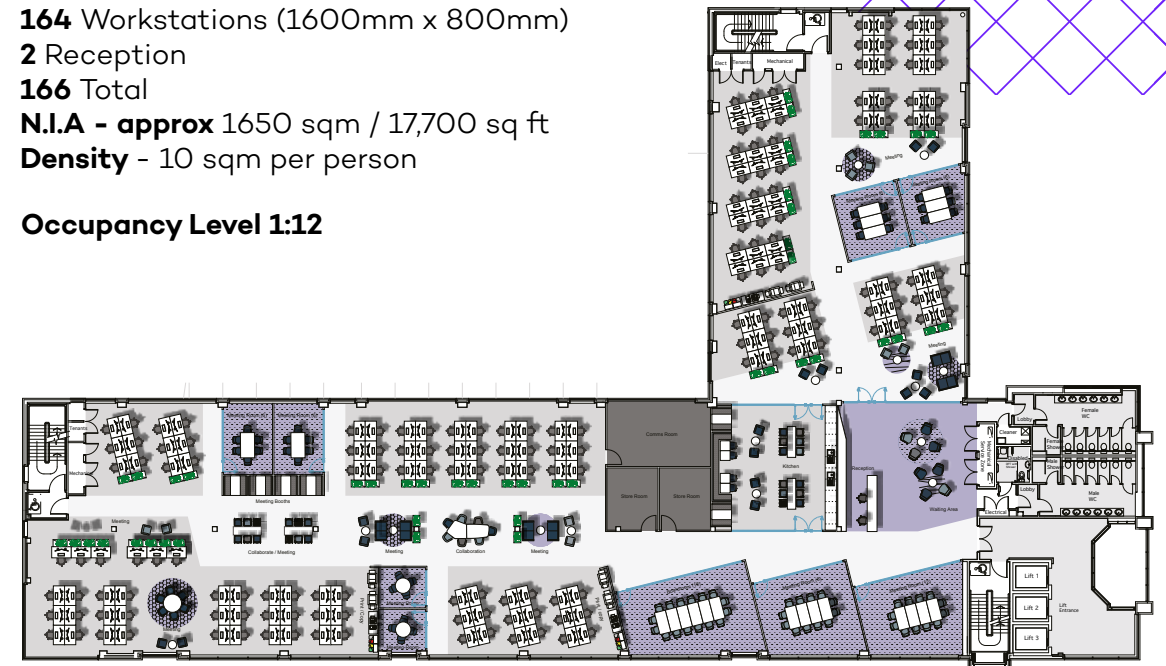
- Full height feature atrium with double height reception
- New communal business lounge
- 3 communal showers on ground floor with comprehensive changing facilities and lockers
- Awarded a Post Construction BREEAM 'Excellent' rating
- Fully DDA compliant
- Intelligent building management system
- 24hr Security
- 3 x 13 person passenger lifts
- Dedicated bicycle and motorbike parking
- Parking ratio 1:313 sq ft

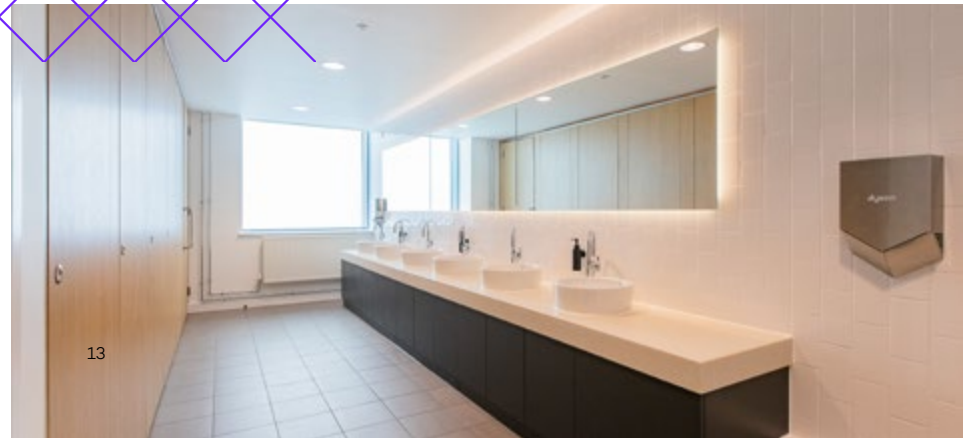
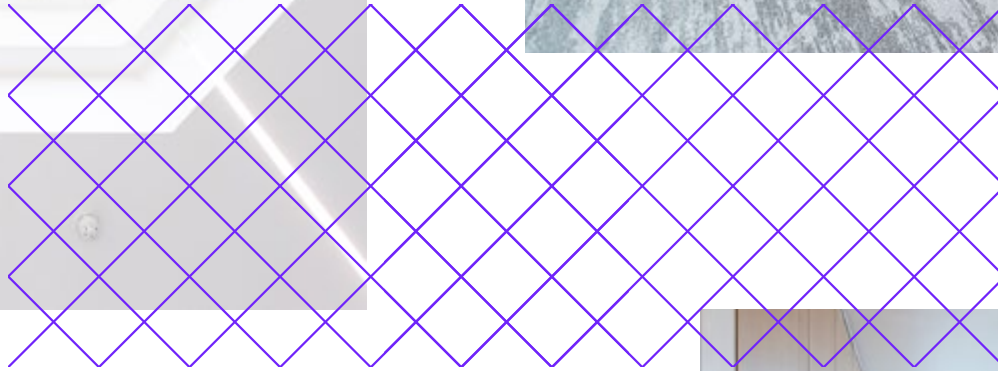
Office Specification

- 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
- Male & Female WC's on all floors
- 3 demised showers

164 Workstations (1600mm x 800mm)
2 Reception
166 Total
N.I.A - approx 1650 sqm / 17,700 sq ft
Density - 10 sqm per person

Occupancy Level 1:12





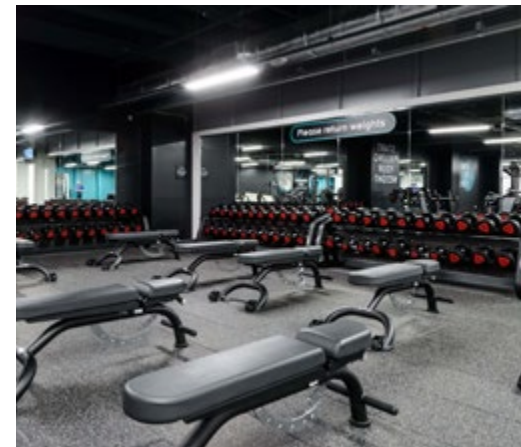
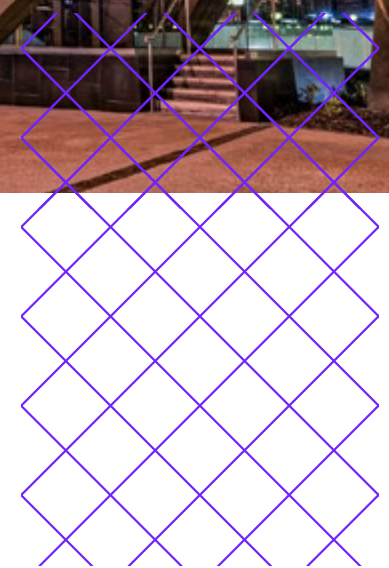
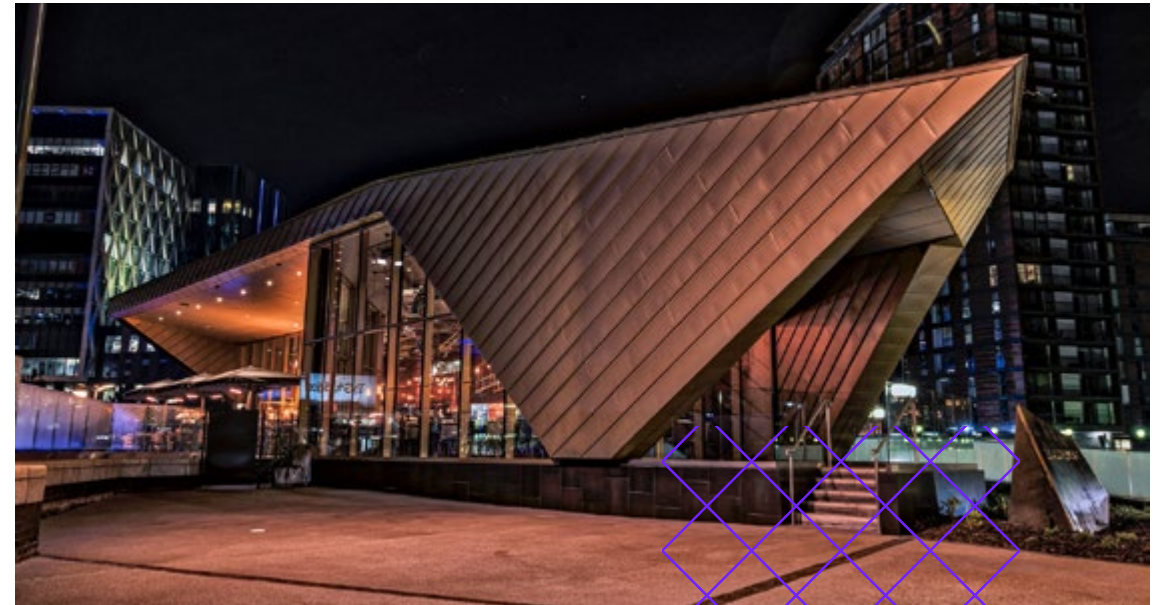
A DESTINATION PLACE



WELCOME TO SALFORD QUAYS.

/// Metro occupies a highly prominent position at the entrance to Salford Quays.

The area is now home to a thriving commercial centre endorsing the benefits of Salford Quays as an office location and bringing with it additional infrastructure and retail and leisure enhancements.



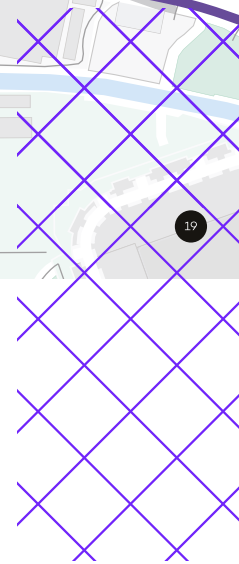
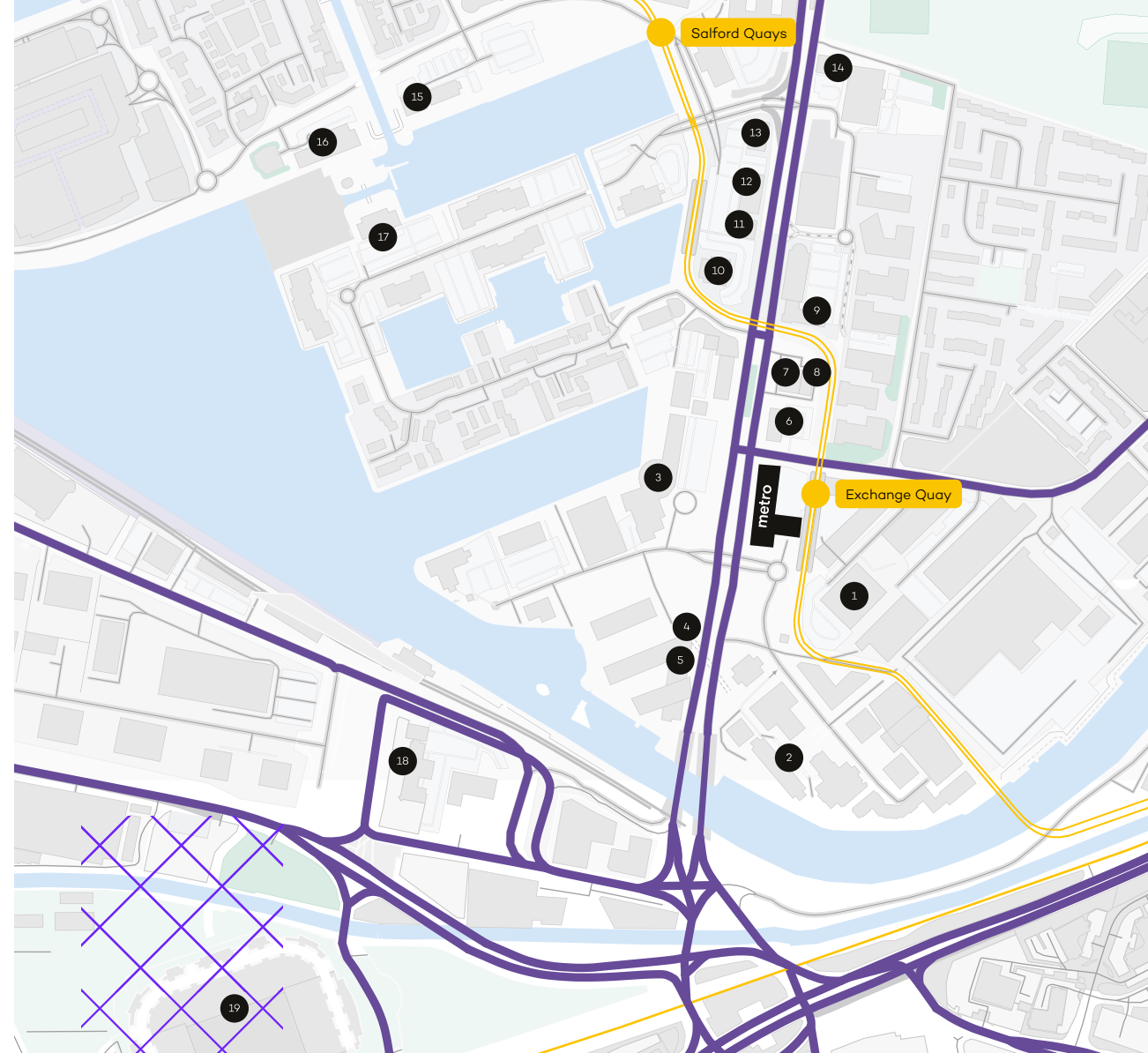


UNBEATEN ACCESS AND AMENITY.

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



- Within 20 minutes drive of Manchester International Airport
- Adjacent to Exchange Quay Metrolink Station, 15 minutes to Manchester's city centre and 14 minutes to Media City
- Rapid access to the regional motorway network
- Numerous bus services available within close proximity



- | | |
|------------------------------|---------------------------------|
| 01. Puregym | 11. Frankie & Benny's |
| 02. Cafe on the Quay | 12. Chiquito |
| 03. Copthorne Hotel | 13. Shahi Masala |
| 04. COOP | 14. Tesco Express |
| 05. Cult & Coffee | 15. Beefeater Quay House |
| 06. East West Express | 16. Watersports Centre |
| 07. Shell | 17. Holiday Inn Express |
| 08. Subway | 18. Premier Inn |
| 09. Hotel Iris | 19. Old Trafford |
| 10. Matchstick Man | |

FANTASTIC RELATIONSHIPS WITH THE WIDER CITY.



Within 1 hours travel of Manchester there are 22 universities, enabling Manchester to attract talent from major cities such as Liverpool, Sheffield and Leeds.



Top university courses include Business Finance & Management, Computer Science, Mathematics, Law and Engineering & Technology



Manchester has the largest travel-to-work catchment area of any regional city and a young and growing population, meaning Manchester provides a constant stream of talent.



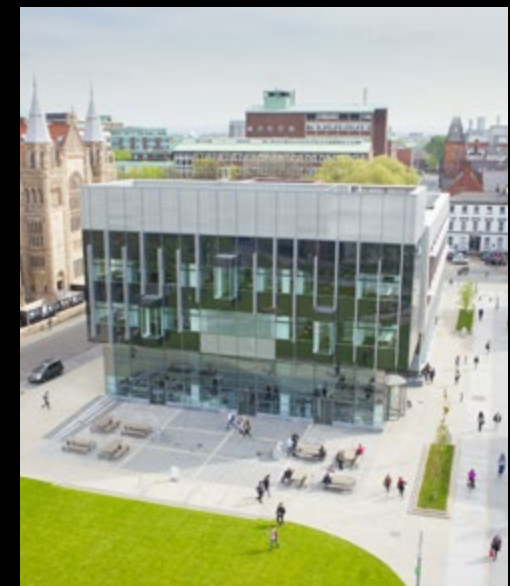
Manchester is home to the UK's largest regional international airport and at the heart of the UK's motorway network.



60% of all UK consumers are within a 2 hour drive of Manchester.



Circa 100,000 students in Greater Manchester with a 66% retention rate.



/// Overall this means businesses based here can serve a large customer base from Manchester, access a wide talent base and connect to global offices with ease.

ARRANGE A VIEWING.

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

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