

Office 11

M | Mercury Park

Trafford Park, Manchester, M41 7LY

TO LET

**FULLY REFURBISHED
SELF-CONTAINED OFFICE BUILDING**

7,409 sq ft (688 sq m)

*Measured on a NIA basis in accordance with the RICS Property Measurement 2018 2nd Edition

DESCRIPTION

Office 11 Mercury Park is a comprehensively refurbished self-contained building providing bespoke, modern office accommodation over ground and first floors. The property provides excellent branding opportunities with prominence onto the A5081 Parkway. The building benefits from a double height reception and an efficient floor plate.

SPECIFICATION

- LED Lighting
- New Suspended Ceiling
- New Refurbished WCs & Shower
- 14 Car Parking Spaces
- Internal Courtyard
- Double Height Reception with Feature Lighting
- Lift



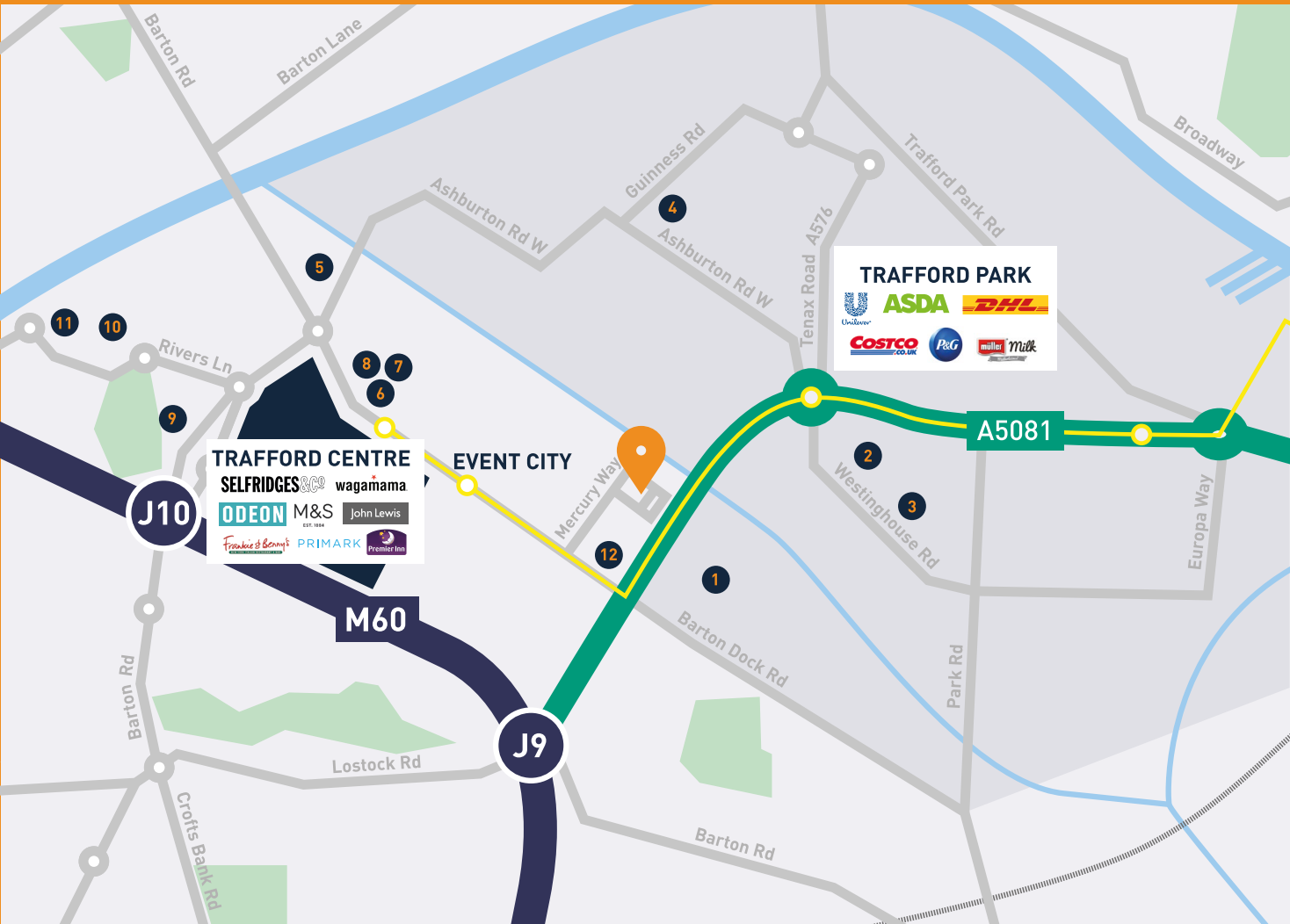
Bespoke, Modern Office Accommodation



Prominence onto the A5081 Parkway



Double Height Reception



AMENITIES



- | | | |
|--------------------------------------|---------------------------------|---|
| 1. Reebok Crossfit | 6. Starbucks | 11. Travelodge |
| 2. Greggs | 7. Krispy Kreme | 12. Holiday Inn & Coppice Wood Farm Pub |
| 3. The Climbing Depot | 8. ASDA Superstore & Costco | |
| 4. Johns Diner | 9. American Golf & Chill Factor | |
| 5. Premier Inn & Swinging Bridge Pub | 10. David Lloyd Gym | |

LOCATION



Mercury Park is located in the southern Trafford Park area close to the M60. It is situated on the junction of Barton Dock Road and the A5081 Park Way within an established business park containing a number of high profile occupiers.

The property lies within easy reach of Salford Quays and Manchester City Centre and is within 0.7 miles of Junction 9 of the M60. The Trafford Centre with over 230 shops and amenities lies within 1 mile of Mercury Park. The property is also close to the blue tram line with the Event City tram stop only 7 mins walk away, which will provide direct access to the City Centre and Media City.

TRAFFORD'S NEW METROLINK LINE (launching 2020)



DISTANCES

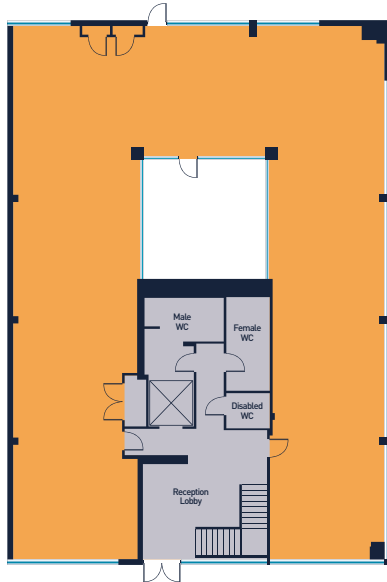


DESTINATION	MILES
Trafford Centre	0.7
M60 via Mercury Way and Barton Dock Road	0.8
M602	3
Manchester Piccadilly	6.5
Manchester Airport	9.2

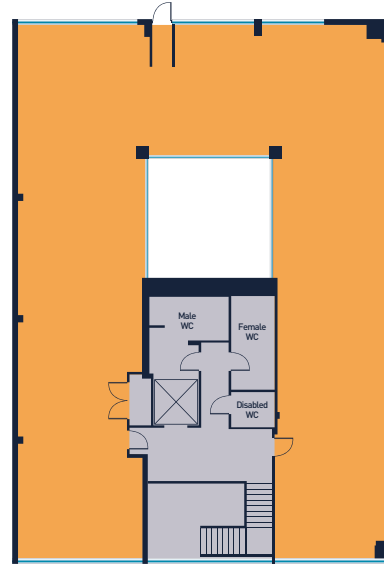
ACCOMMODATION



Floor	Sq Ft	Sq M
Ground Floor	3,704.5	344
First Floor	3,704.5	344
Total	7,409	688



Ground Floor Plan



First Floor Plan

TERMS



The premises are available to let on Full Repairing and Insuring lease basis on a term to be agreed. Further information is available on request.

EPC



The premises have been assessed and energy performance certificates are available on request.

VAT



All figures quoted are exclusive of VAT.

Joint Agents

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