




---

# EXCHANGE QUAY

SALFORD QUAYS, MANCHESTER, M5 3EQ

---





**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**

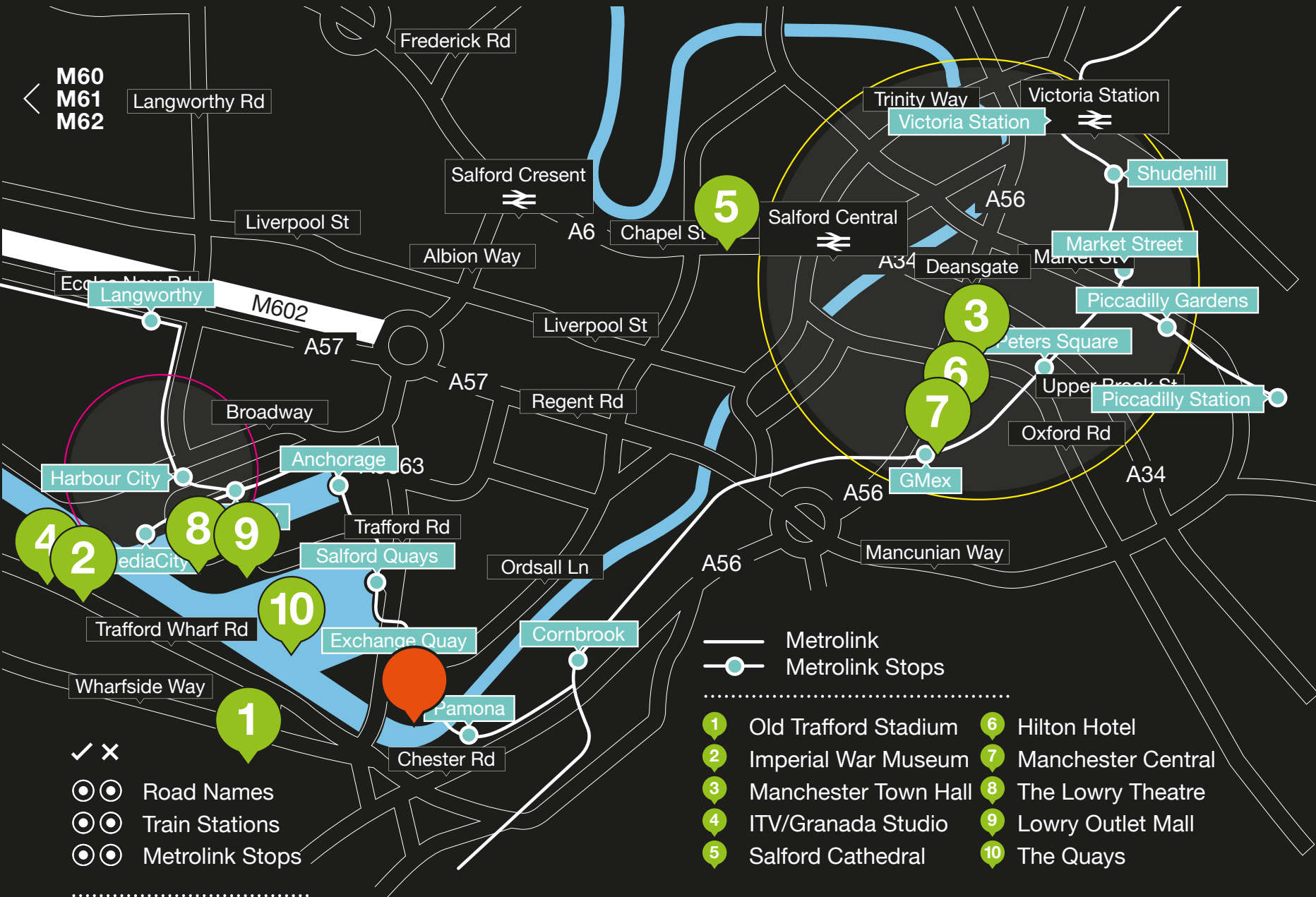
With high levels of car parking, a dedicated metro stop and easy access to three major mainline stations and an international airport, Exchange Quay benefits from world class travel links.

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

[CLICK FOR MAP](#)

[CLICK FOR AERIAL](#)





Exchange Quay

MediaCityUK

Manchester City Centre

[CLICK FOR LOCATION](#)

[CLICK FOR AERIAL](#)

Metrolink  
 Metrolink Stops

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

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.**

**MARK CANNING**

mark@canningoneill.com

**JAMES DICKINSON**

james@canningoneill.com

**MARK BAMBER**

mark.bamber@knightfrank.com

**MATT SHUFFLEBOTTOM**

matt.shufflebottom@knightfrank.com



**WWW.EXCHANGEQUAY.COM**

**IMPORTANT NOTICE**

Canning O'Neill and Knight Frank gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published December 2015, photography taken September 2015.

**EXCHANGE QUAY**

SALFORD QUAYS, MANCHESTER, M5 3EQ