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01

Building

Metro is a prominent 6 storey office building located adjacent to Exchange Quay Metrolink Station, providing efficient, environmentally friendly, flexible offices to satisfy the most discerning occupier.

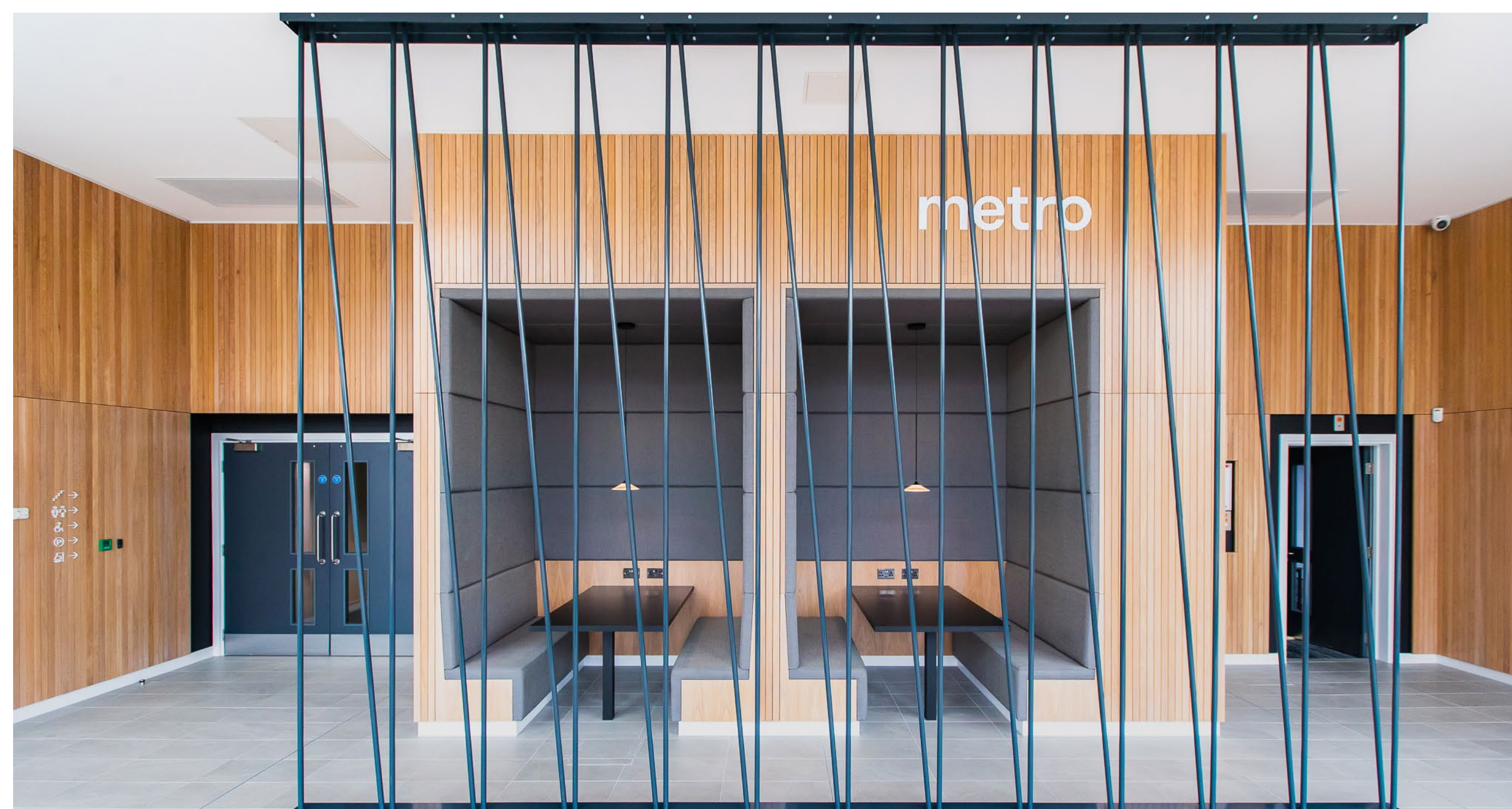
Unlike most office buildings in Greater Manchester, Metro's air conditioning system is designed to accommodate one member of staff for every 6 sq m at no additional cost. Most other buildings are designed at 1:10 sq m.

Metro has many energy reducing features meaning an occupier of the building will make significant cost savings over the term of their lease. Metro was awarded a Post Construction BREEAM "Excellent" rating which recognises the high levels of sustainability and energy efficiency of the building.



Building Amenities

- Full height feature atrium with double height reception
- 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
- Ewave connectivity rating 5 stars



Fully Refurbished Reception and Office Space.



02 Space



Recently refurbished to the highest of standards Metro offers occupiers a statement entrance and 6 storey atrium with meeting booths, a coffee machine and newly fitted shower and changing facilities.



Space

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
- Additional showers on level 2

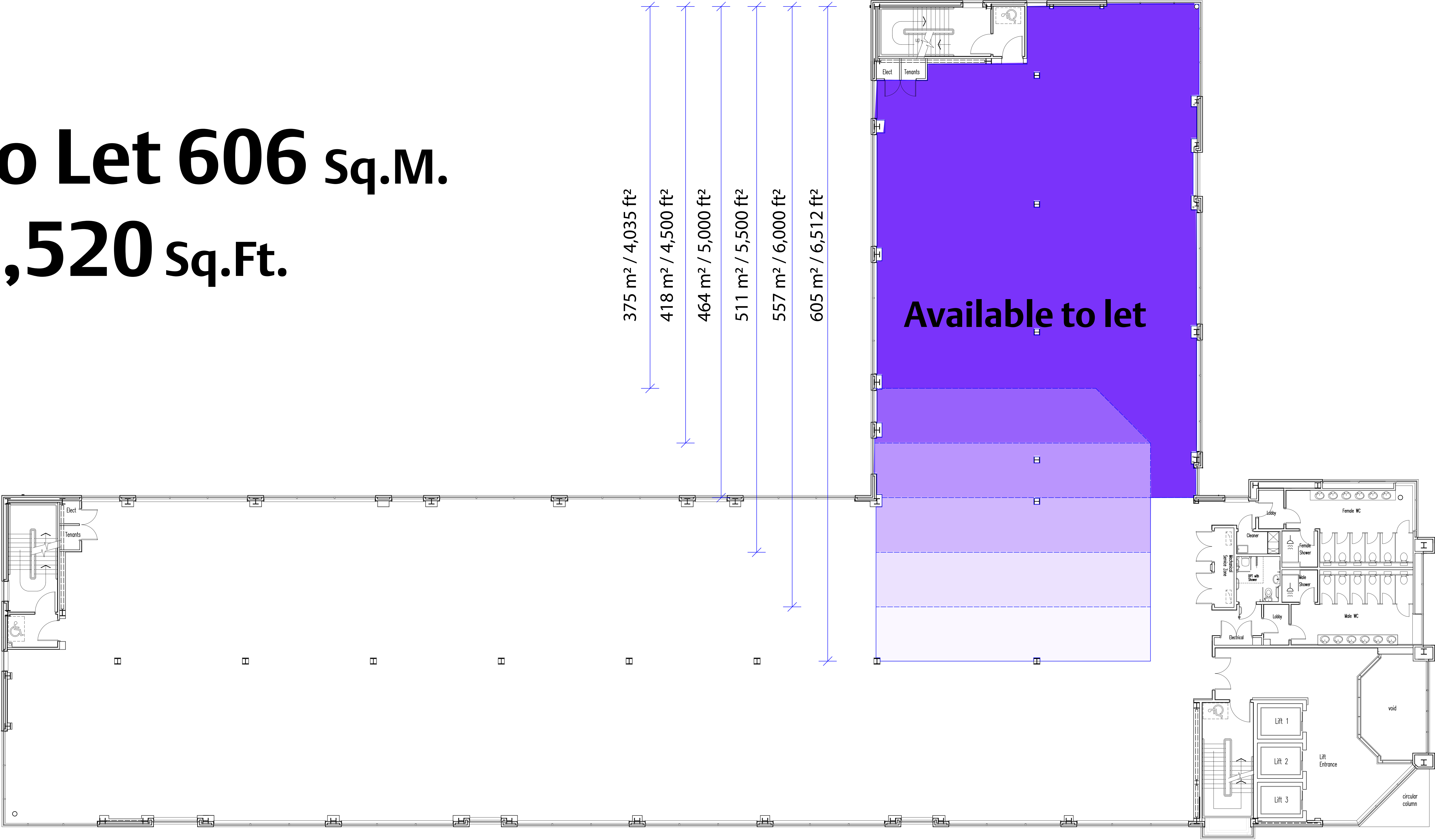
Terms

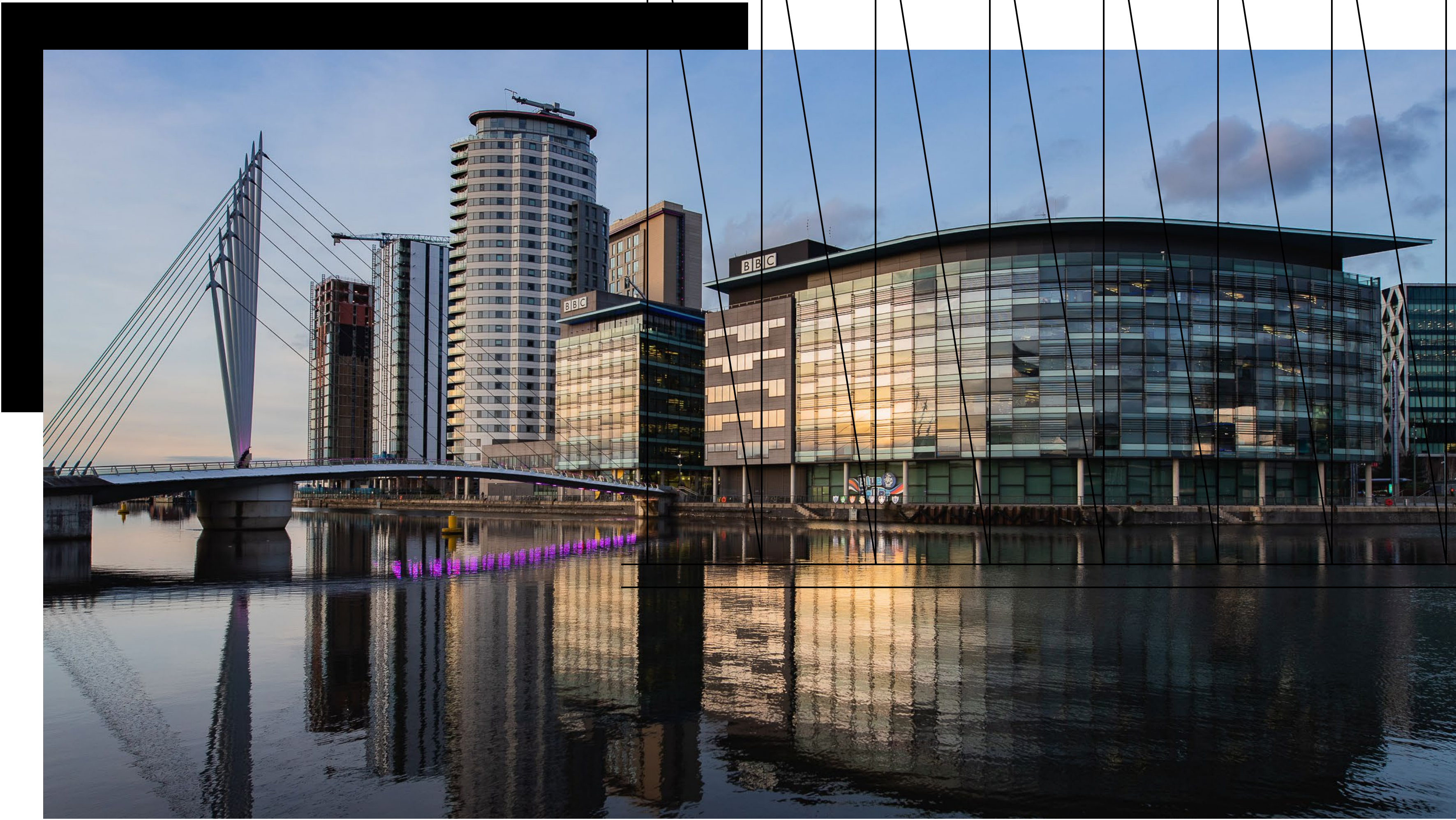
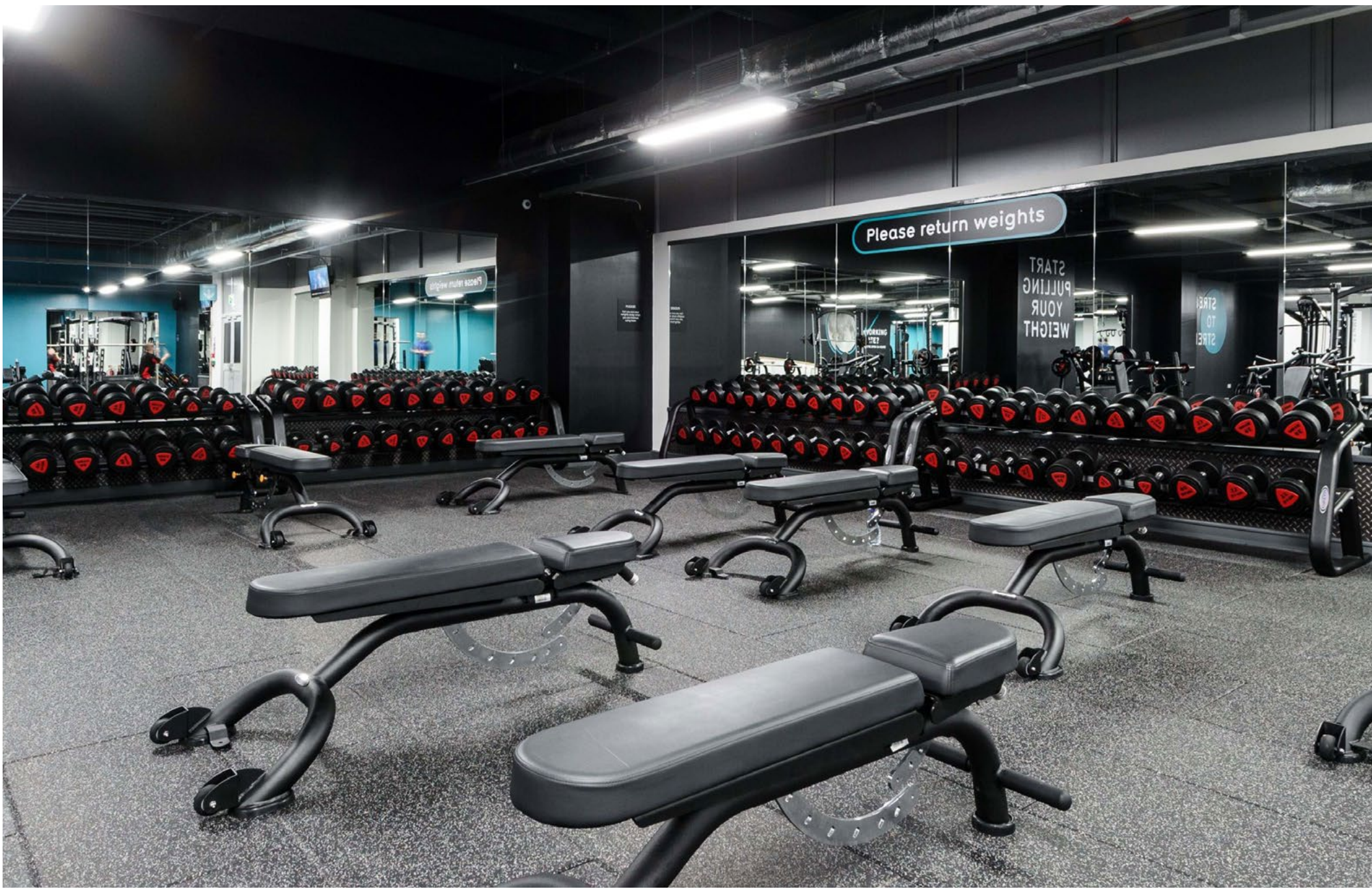
The suite is available by way of a sub-lease for a term of years to be agreed.

The Office Suite on Level Two.



To Let 606 sq.M. 6,520 sq.Ft.





Location

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 a world class office location.

Salford Quays provides a significant part of Salford’s overall contribution to the economy, with over 900 businesses employing 26,000+ people. In the wider region Greater Manchester is the largest and fastest growing economy outside London.

Approximately 7.2 million people live within an hours commute, providing a varied, qualified and skilled labour pool. Salford Quays also has an extensive range of high quality residential developments and has a resident population of 7,300.

MediaCityUK with the likes of BBC, ITV, Ericsson, dock10 and Kellogg’s is a clear endorsement of the benefits of Salford Quays as an office location and brings with it additional infrastructure and retail/leisure enhancements.



Unbeaten Access and Amenity.



04

Access & Amenities

Metrolink is one of the most successful tram networks in the UK, carrying over 43.7 million passengers in 2018/2019, and has a stop directly adjacent to Metro.

This provides frequent services to Manchester City Centre (10 mins), MediaCityUK (5 mins), Bury, Altrincham, Eccles, Didsbury, Oldham, Rochdale, and Manchester Airport - with a soon-to-be-completed connection to the Trafford Centre. Metrolink will be the largest tram network in the UK.

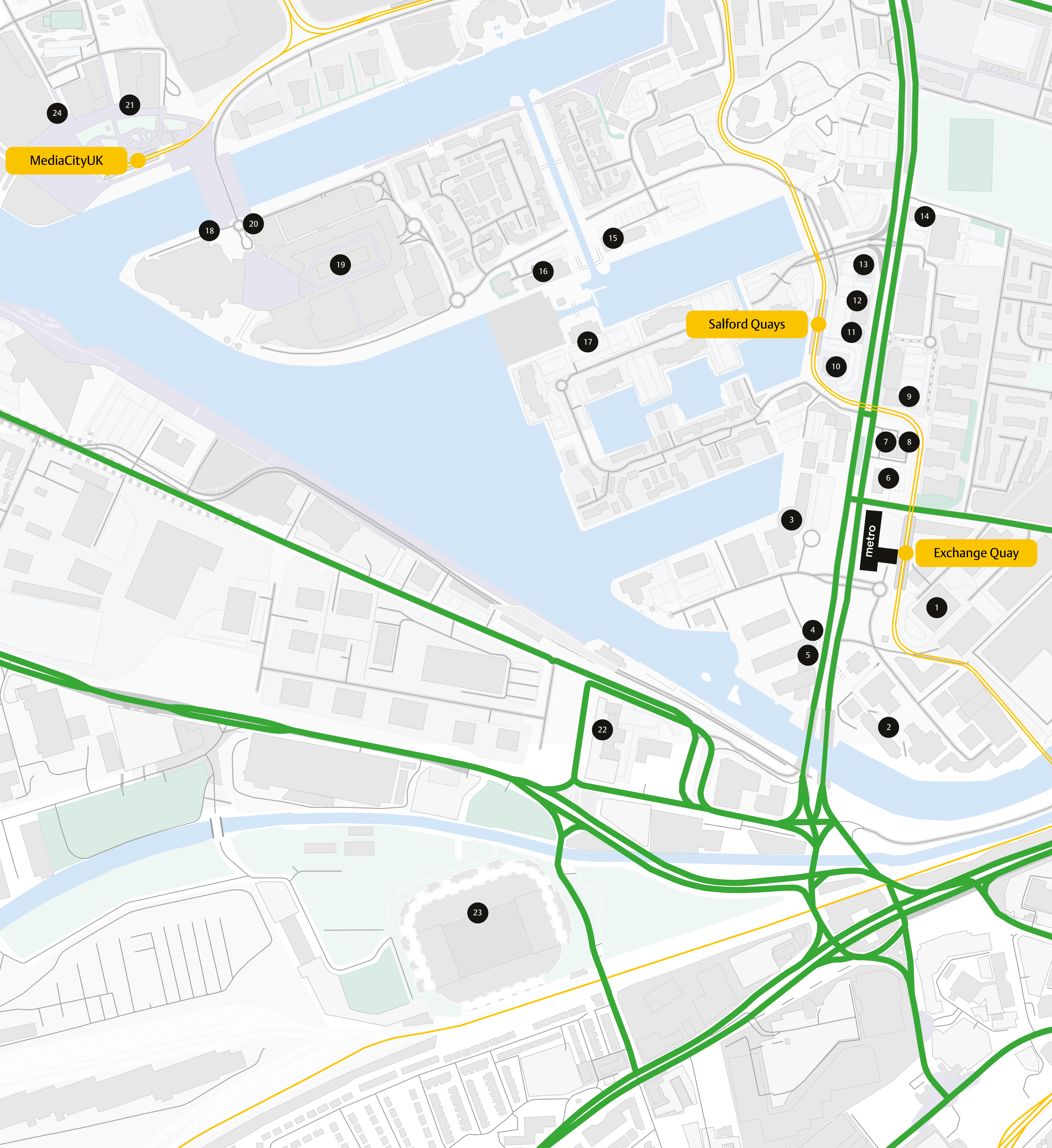
Within a short walk there is an extensive range of restaurants, hotels, shops, bars and sporting facilities.

- Within 20 minutes drive of Manchester International Airport
- Adjacent to Exchange Quay Metrolink Station, 10 minutes to Manchester's city centre and 5 minutes to Media City
- Rapid access to the regional motorway network
- Numerous bus services available within close proximity



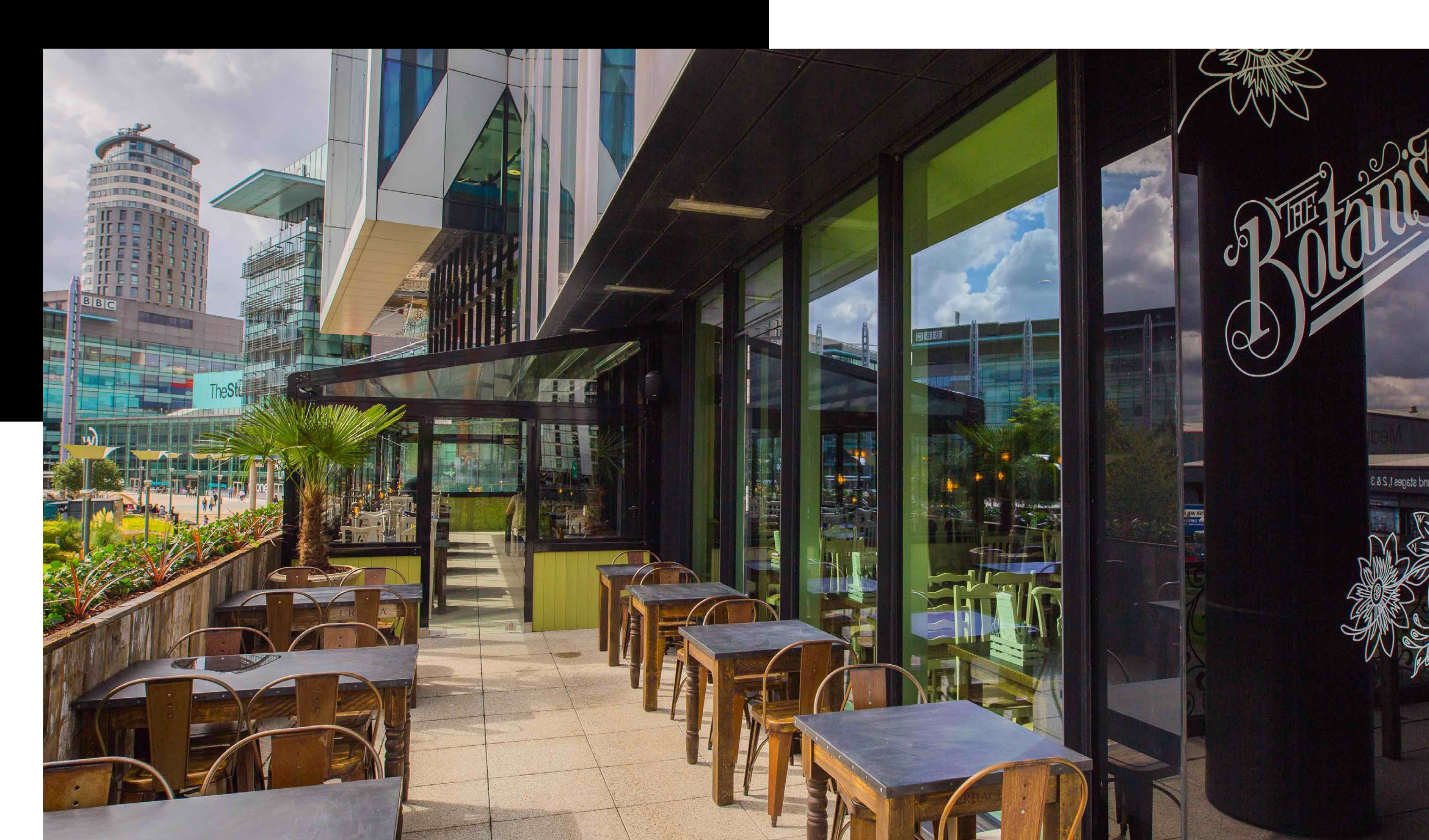
Amenities

01. Puregym
02. Cafe on the Quay
03. Copthorne Hotel
04. COOP
05. Cult & Coffee
06. East West Express
07. Shell
08. Subway & Greggs
09. Hotel Iris
10. Matchstick Man
11. Frankie & Benny's
12. Chiquito
13. Shahi Masala
14. Tesco Express
15. Beefeater Quay House
16. Watersports Centre
17. Holiday Inn Express
18. Alchemist
19. Lowry Outlet
20. Nandos
21. Wagamama
22. Premier Inn
23. Old Trafford
24. Media City





Booths, Media City



The Botanist, Media City



The Alchemist, Media City

For further information,
and quoting terms please
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