



Property Description

Mercury Court is a 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. The property is undergoing a comprehensive refurbishment to include new lighting, new carpets and redecoration throughout.

Property Location

Mercury Court 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 7 Manchester City Centre and is within 0.7 miles on Junction 9 of the M60. The Trafford Centre with over 230 shops and amenities lies within 1 mile of Mercury Court.



For more information, please contact:

Toby Nield
Associate
+44 (0) 161 455 3752
toby.nield@cushwake.com

Andrew Crabtree
Surveyor
+44 (0) 161 235 7664
andrew.crabtree@cushwake.com

1 Marsden Street
Manchester
M2 1HW
November 2018

cushmanwakefield.co.uk

Distances

Manchester Piccadilly	6.5 miles
M602	3 miles
Manchester Airport	9.2 miles
M60 via Mercury Way and Barton Dock Road	0.8 miles



Terms

The accommodation is available by way of a new lease.

Rental available on application.

Rateable Value

The rateable value of the building is £62,500. Rates payable equate to approximately £30,125 per annum. We recommend interested parties confirm the figures directly with the Local Rating Authority.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs.

EPC

Energy Performance Asset Rating



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