

OMEGA HOUSE**14,483 sq ft To Let in Salford****Description**

The property comprises a detached, modern, purpose built office building on ground and three upper floors built in 1990. The building is of steel frame construction with brick elevations with aluminium framed double glazed windows. The roof is pitched with artificial slate covering.

Internally, the building provides a chevron shaped floor plate with a central service core incorporating an eight person passenger lift. Male and female WC's are provided on alternate floors with an additional disabled toilet at ground floor. There is a staff canteen to the ground floor. The offices are finished with carpeted full access raised floors, suspended ceilings with recessed lighting and perimeter hot water radiators served by two gas fired boilers located within the roof space. The current tenant has installed comfort cooling throughout the property. Externally, there is parking provision for approximately 59 vehicles and the site provides a total of 0.22 hectares (0.54 acres).

For more information, please contact:

Rob Yates
Partner
0161 455 3780
Rob.Yates@cushwake.com

Phil Meakin
Associate
0161 235 7655
Philip.Meakin@cushwake.com

Grace Bird-Jones
Graduate Surveyor
0161 235 8963
Grace.Bird-Jones@cushwake.com

No 1. Marsden Street

Manchester

M2 1HW

cushmanwakefield.com

Location & Situation

The city of Salford is situated in Greater Manchester, 1.5 miles to the west of Manchester city centre and 32 miles east of Liverpool. Salford has a district population of 233,900 persons (2011 Census) and a population of approximately 1 million people within a 10 km radius of the centre.

Salford forms part of the Manchester conurbation and enjoys excellent road communications being situated adjacent to the M602 motorway allowing access to the regional and national motorway networks. The M60, M56, M61, M62, M66 and M67 motorways are all accessed via the M60.

Salford Quays, a major mixed use urban regeneration project developed over the past 20 years and extends to circa 126 acres.

Over 278,000 sq m (3 million sq ft) of office accommodation has been developed and attracted occupiers such as the BBC and

ITV at MediaCity UK and is now quickly becoming a leading international hub for the creative and digital sectors. In addition the

area boasts numerous leisure attractions and it is estimated that it attracts over 6 million visitors per year.

Omega House is situated on Isher Business Park just off Eccles New Road at its junction with Peel Cross Road. Eccles New Road links

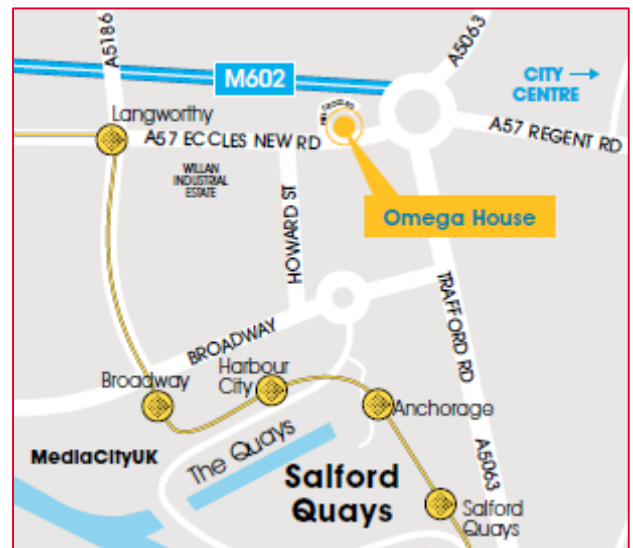
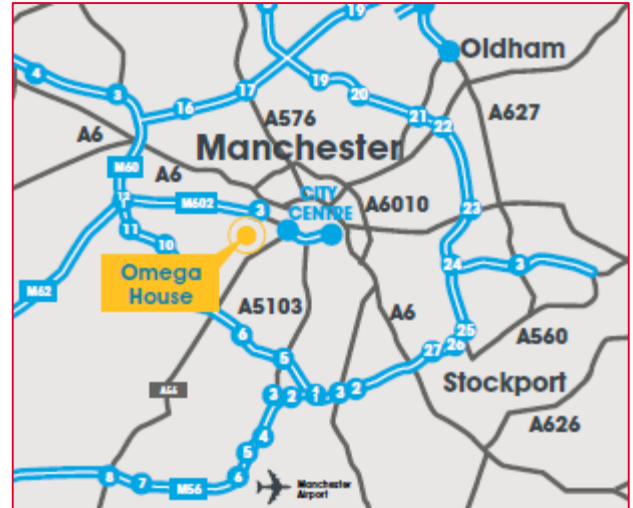
directly to the roundabout at the start of the M602 motorway, which provides access to the M60 and M62 motorways to the west.

Regent Road (A57) provides dual carriageway access into the centre of Manchester.

Lease/ Terms

The property is held on a 5 year lease from 5th April 2015, expiring 5th April 2020 at the passing rent of £8.63 psf

The property is available by way of assignment or new sub lease

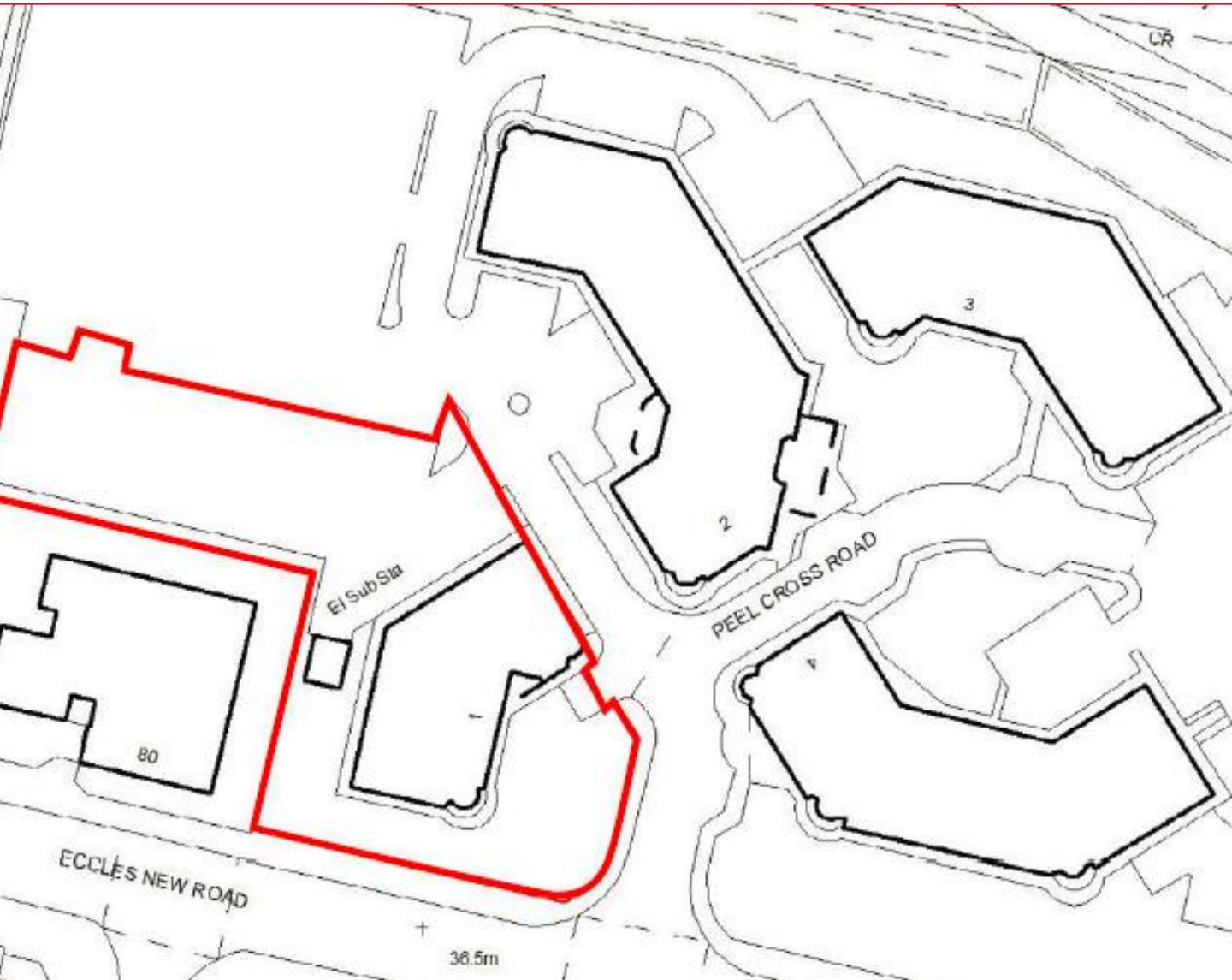


Accommodation

The property has the following approximate net internal floor areas:

Description	Sq M	Sq Ft
Ground	299.20	3,221
First	344.00	3,703
Second	348.10	3,747
Third	354.20	3,814
Total	1,345.50	14,483

Site Plan



Important Notice