



OPTIMUM HOUSE

CLIPPERS QUAY

SALFORD QUAYS // M50 3XP

FULLY REFURBISHED OFFICE SPACE AVAILABLE
2ND & 3RD FLOORS // 6,000 SQ FT TO 12,000 SQ FT

TO LET

www.optimumhouse.co.uk

View from the building



LOCATION

DESCRIPTION

AVAILABILITY

AERIAL

TERMS

CONTACT

LOCATION

Optimum House is located on Clippers Quay which is at the heart of Salford Quays one of the North West regions most important commercial, residential and leisure destinations.

The area has unrivalled levels of amenity with a range of hotels, restaurants and shops all within a short walk of the building. The world renowned MediaCityUK is also close by and boasts a state of the art centre for both broadcasting and digital technology.

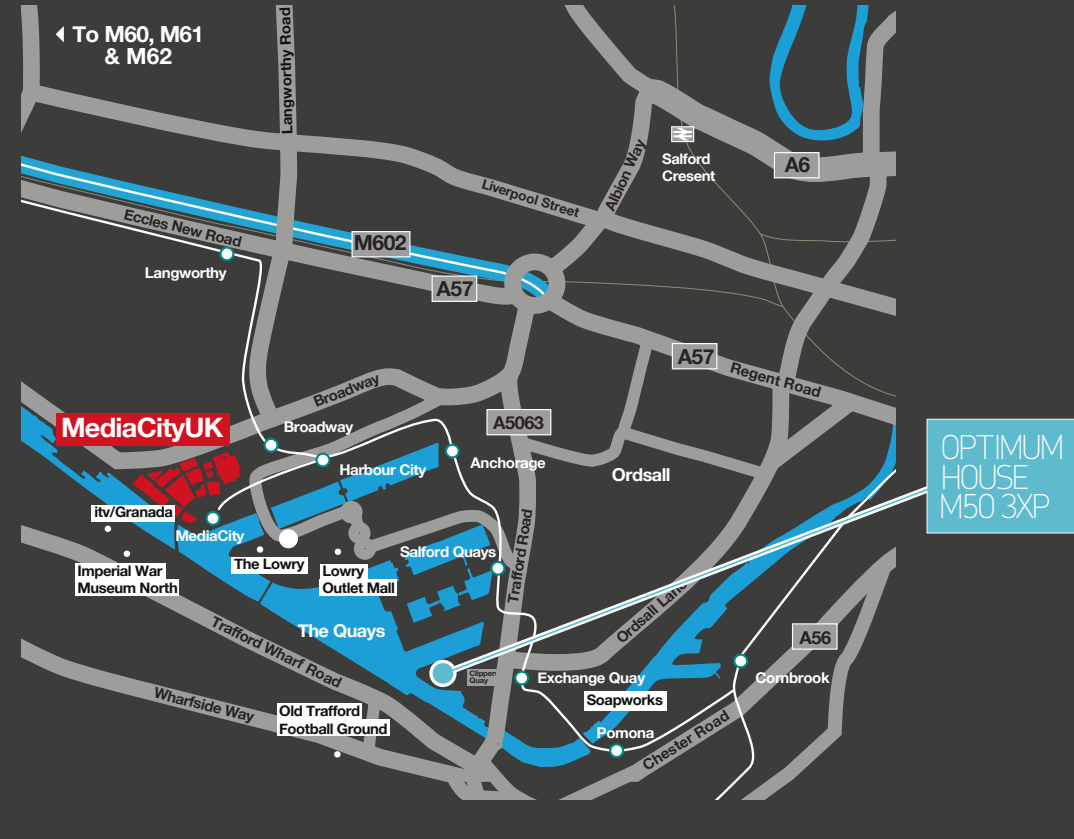
Salford Quays is the most accessible commercial destination in Greater Manchester with direct access to the region's motorway network as well as regular direct Metrolink connections in to Manchester city centre.

[CLICK HERE](#) FOR LOCATION MAP

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LOCATION	DESCRIPTION	AVAILABILITY	AERIAL	TERMS	CONTACT
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DESCRIPTION

Optimum House is a modern brick built, three storey office building. A major refurbishment has been undertaken to provide a contemporary, stylish working environment. The building offers stunning views of Salford Quays directly overlooking Clippers Quay itself.

Availability comprises the second and third floors of the building which offer the following specification:

- Air-conditioning
- Full access raised floor
- Suspended ceiling incorporating LG7 compliant lighting
- Contemporary design
- 20 car parking spaces per floor - ratio 1:300 per sq.ft.
- New carpets
- Concierge service
- DDA compliant
- Shower facilities and bike racks



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AVAILABILITY

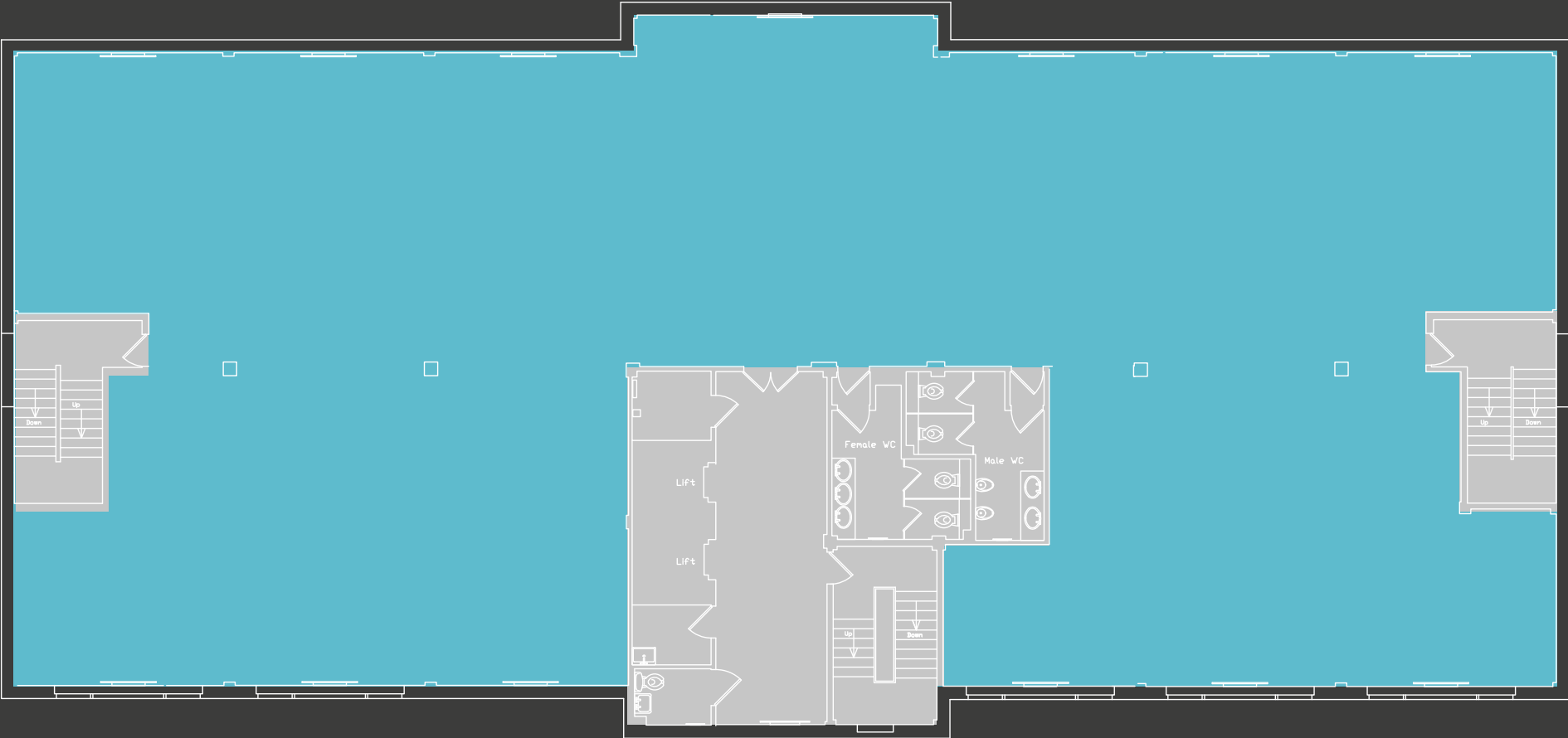
The building has been measured in accordance with the RICS Property Measurement, 1st edition on an IPMS3 Office basis:

	Sq Ft	Sq M
Second Floor	6,000	557
Third Floor	6,000	557
Total	12,000	1,114

The floors are available on either a combined or individual basis.

[CLICK HERE](#) FOR FLOOR PLANS

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INDICATIVE FLOOR PLAN

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LOCAL AMENITIES

1. PURE GYM
2. TESCO EXPRESS
3. COPTHORNE HOTEL
4. VUE CINEMA (AT LOWRY)
5. HOLIDAY INN EXPRESS
6. SUBWAY
7. FRANKIE & BENNY'S

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M602 J3

BROADWAY

MEDIACITYUK

LOWRY OUTLET CENTRE

HARBOUR CITY

ANCHORAGE

SALFORD QUAYS

WHARFSIDE WAY A5081

CLIPPERS QUAY

TRAFFORD ROAD A5063

EXCHANGE QUAY

M60 J7

CHESTER ROAD A56

CITY CENTRE

OPTIMUM
HOUSE
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The accommodation is available by way of a new lease for a term of years to be agreed.

RATES

The ingoing tenant is advised to contact Salford City Council for confirmation of the rateable value as both floors are currently assessed jointly.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs.

RENT

Upon application.



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Strictly by appointment with the sole agents GVA.



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