

LIGHTHOUSE

SALFORD QUAYS // MANCHESTER // M50 3BF

OFFICES TO LET

LANDMARK GRADE A OFFICE BUILDING

FLEXIBLE OPEN PLAN FLOORS FROM
5,130 SQ FT TO 17,115 SQ FT



LIGHTHOUSE

LIGHTHOUSE
BUILDING GROUP

**FLEXIBLE GRADE A
OFFICES TO LET**

AIR CONDITIONED
ON-SITE PARKING

FROM 1,332 SQ FT
TO 23,577 SQ FT

CONTACT:
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DESCRIPTION



Lighthouse is a newly refurbished landmark office building providing one of the largest single, Grade A specification floorplates in Salford Quays.

The building benefits from a secure, dedicated twin deck carpark, a cycle hub facility, fully refurbished high specification WC's and showers, as well as an impressive double height entrance reception.





LIGHTHOUSE
SALFORD QUAYS
FLEXIBLE GRADE A OFFICES
FROM 1,332 SQ FT TO 23,577 SQ FT

CANNING O'NEILL 0161 275 1234 canningo@coi.co.uk	JLL 020 7468 8000 jll.co.uk	CBRE 020 7060 6000 cbre.co.uk
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LOCATION

Lighthouse is situated 2 miles West of Manchester City Centre, in the heart of Salford

Quays and within short walking distance to MediaCityUK. The building has an abundance of established food and beverage operators within a 5 minute walk including Pret, Costa, Booths and Tesco, whilst Pure Gym and Virgin Active are conveniently within close proximity.



|| Holiday Inn



|| Lowry Outlet



|| Booths



|| The Alchemist



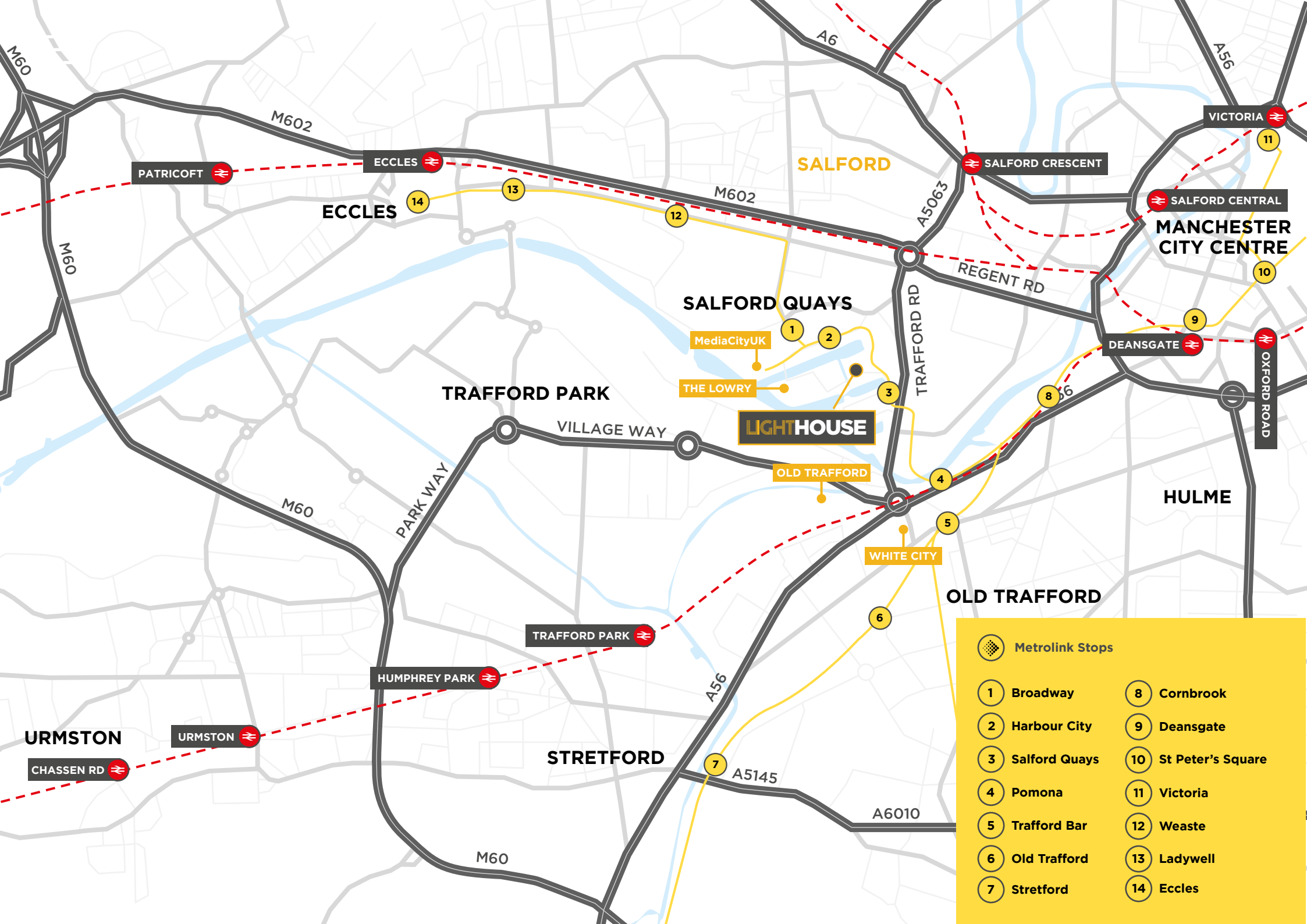
|| Metrolink




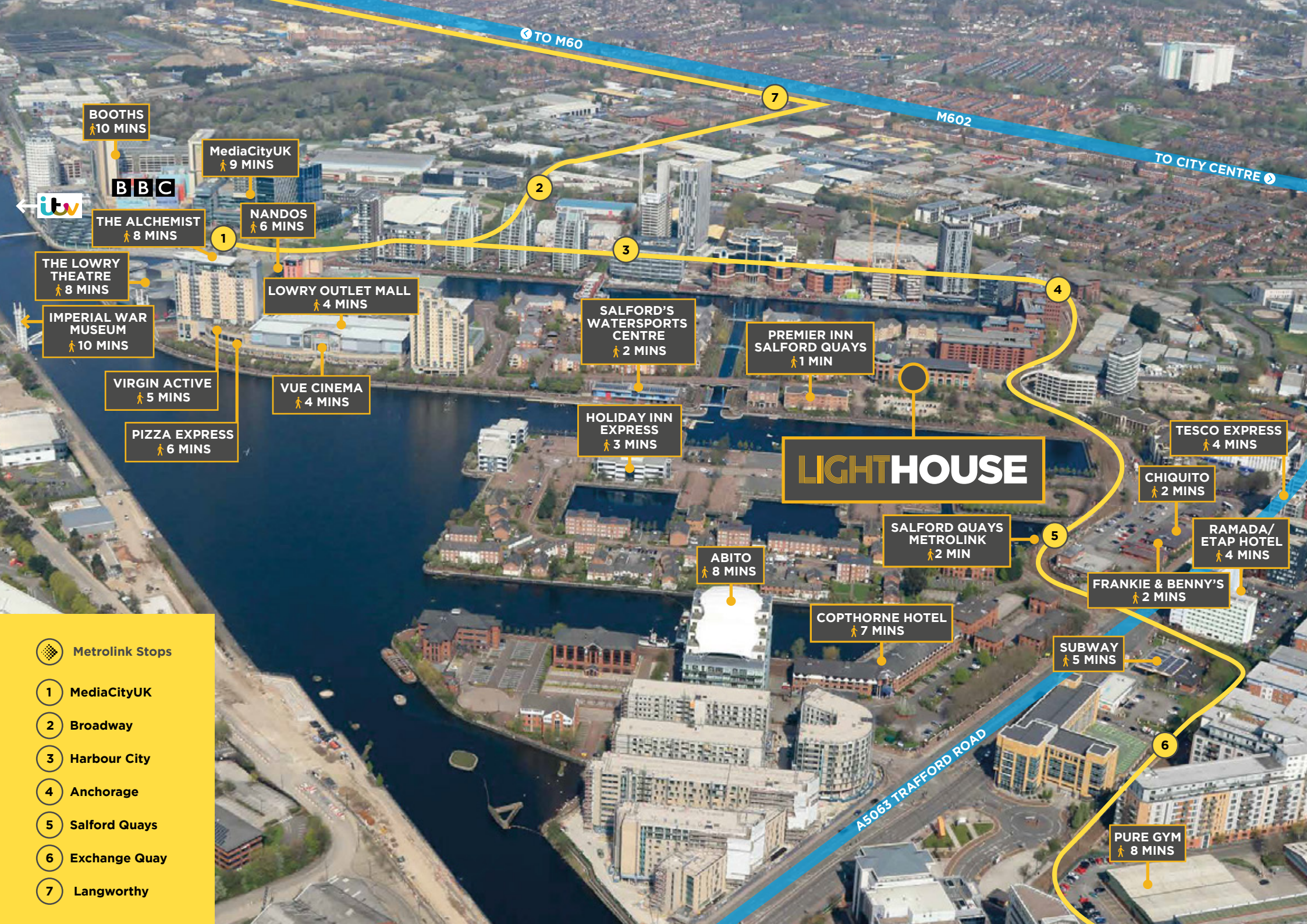
|| BBC, MediaCityUK



|| The Botanist



-  Metrolink Stops
- | | |
|-----------------|----------------------|
| 1 Broadway | 8 Cornbrook |
| 2 Harbour City | 9 Deansgate |
| 3 Salford Quays | 10 St Peter's Square |
| 4 Pomona | 11 Victoria |
| 5 Trafford Bar | 12 Weaste |
| 6 Old Trafford | 13 Ladywell |
| 7 Stretford | 14 Eccles |



TO M60

M602

TO CITY CENTRE

LIGHTHOUSE

BOOTHS
10 MINS

MediaCityUK
9 MINS

BBC

itv

THE ALCHEMIST
8 MINS

NANDOS
6 MINS

THE LOWRY THEATRE
8 MINS

LOWRY OUTLET MALL
4 MINS

IMPERIAL WAR MUSEUM
10 MINS

VIRGIN ACTIVE
5 MINS

VUE CINEMA
4 MINS

PIZZA EXPRESS
6 MINS

SALFORD'S WATERSPORTS CENTRE
2 MINS

PREMIER INN SALFORD QUAYS
1 MIN

HOLIDAY INN EXPRESS
3 MINS

ABITO
8 MINS

COPTHORNE HOTEL
7 MINS

SALFORD QUAYS METROLINK
2 MIN

TESCO EXPRESS
4 MINS

CHIQUITO
2 MINS

RAMADA/ETAP HOTEL
4 MINS

FRANKIE & BENNY'S
2 MINS

SUBWAY
5 MINS

PURE GYM
8 MINS

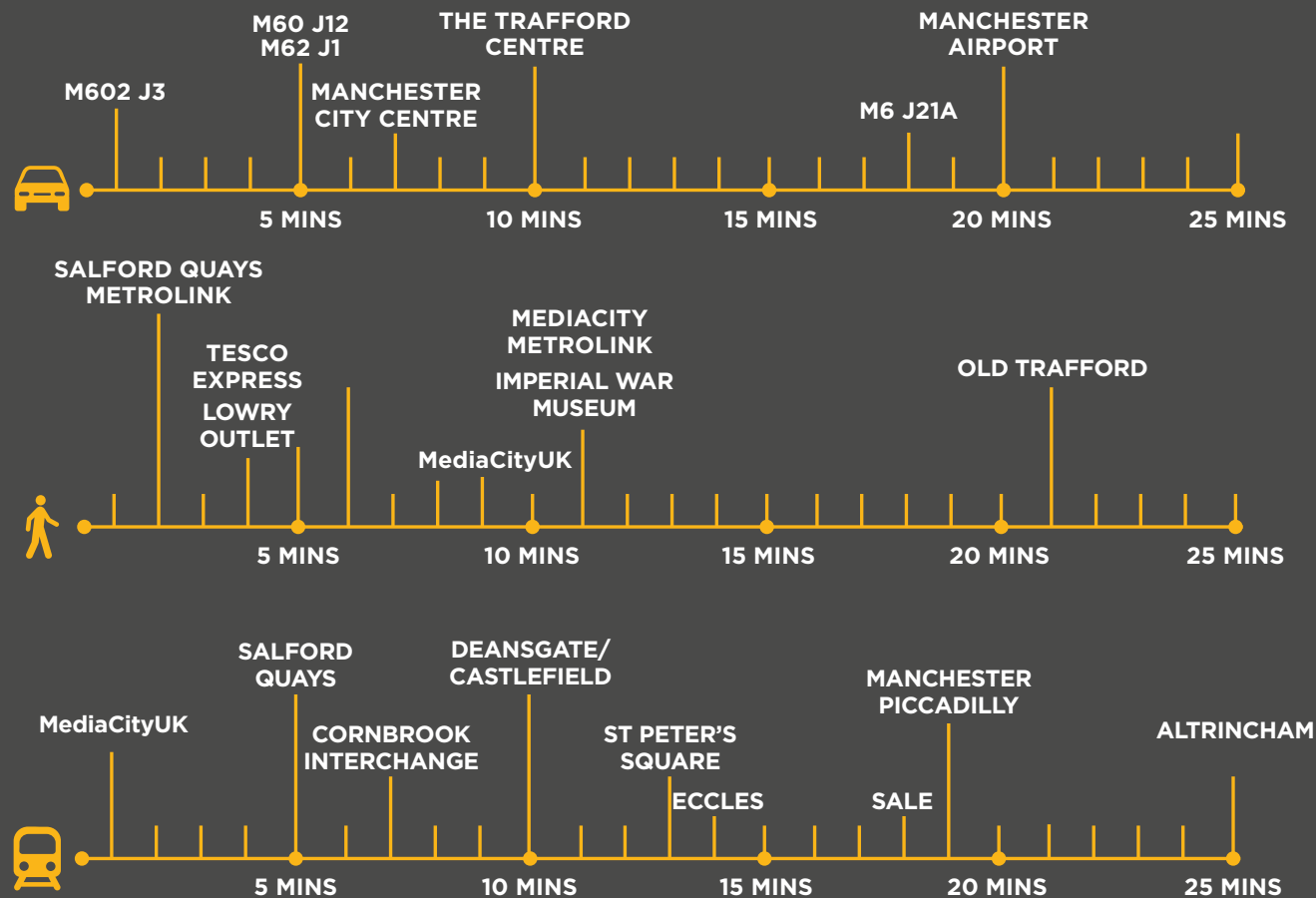
Metrolink Stops

- 1 MediaCityUK
- 2 Broadway
- 3 Harbour City
- 4 Anchorage
- 5 Salford Quays
- 6 Exchange Quay
- 7 Langworthy






















A563 TRAFFORD ROAD

CONNECTIVITY

Commuting to Lighthouse whether by car or public transport could not be easier. The building is within a two minute drive of Junction 3 of the M602 whilst Salford Quays Metrolink station sits close to the building with services running in to Manchester City Centre every 6 minutes.



SPECIFICATION

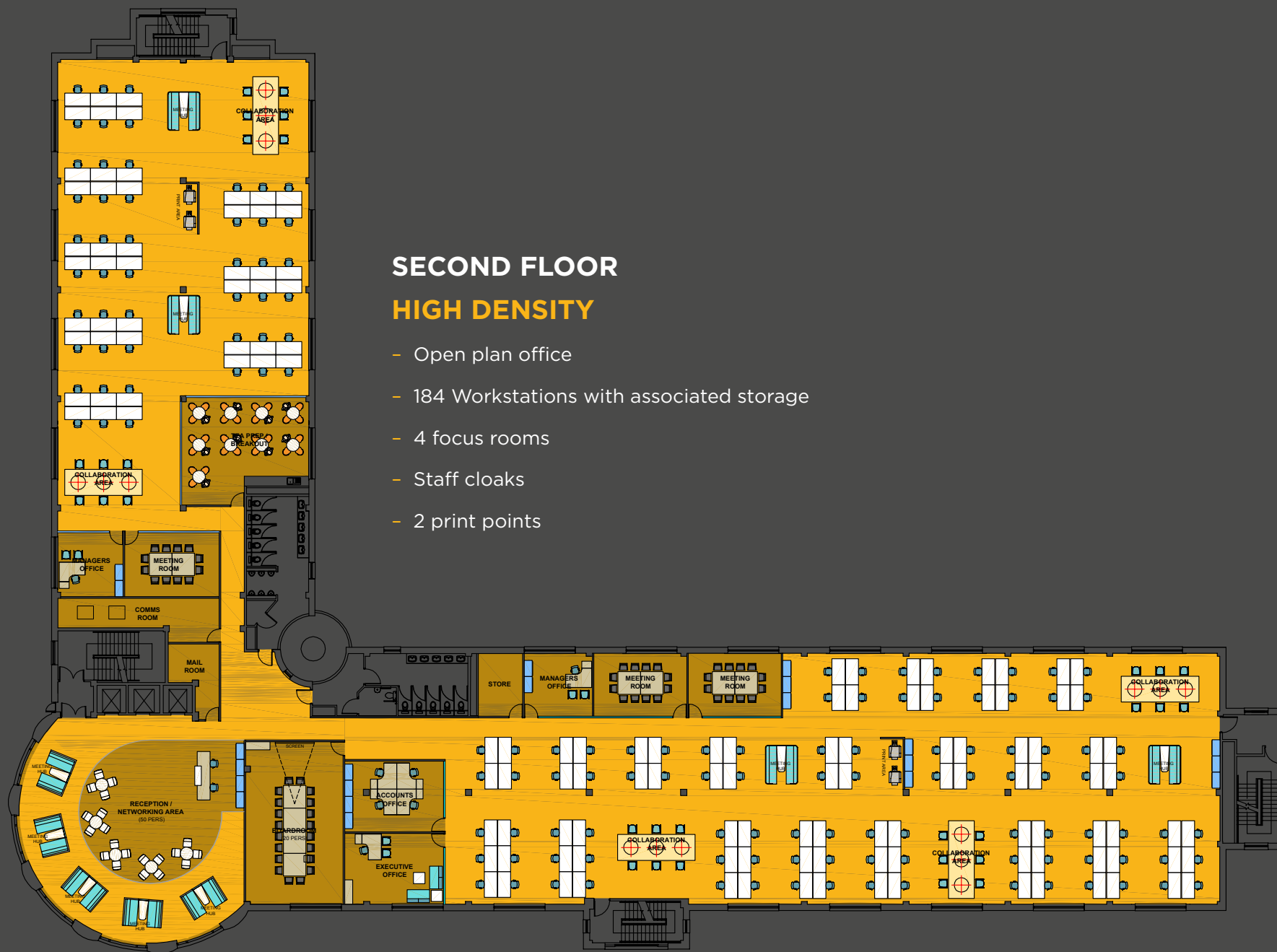
-  Refurbished double height & galleried ground floor entrance foyer
-  Manned reception desk/Concierge
-  Visitor seating & break-out areas
-  On-site coffee shop/cafe
-  3 x 8 person high speed lifts
-  Full access raised floors
-  VRV air conditioning
-  Acoustic metal tile suspended ceilings
-  Recessed LED low energy lighting
-  Suites are pre-wired for internet
-  2.75m finished floor to ceiling height
-  Efficient 15.5m floor-plate width
-  Male, Female and Accessible WC's on each floor
-  Shower facilities
-  Fully DDA Compliant
-  2 levels of secure on-site car parking at 1:300 sq ft
-  Secure Cycle Storage Room with fully refurbished showers, cycle repair station, drying area and secure storage lockers
-  "Secured by Design" certification
-  Common area WiFi
-  Wired score 'silver'
-  EPC Rating: D (88)





ACCOMMODATION

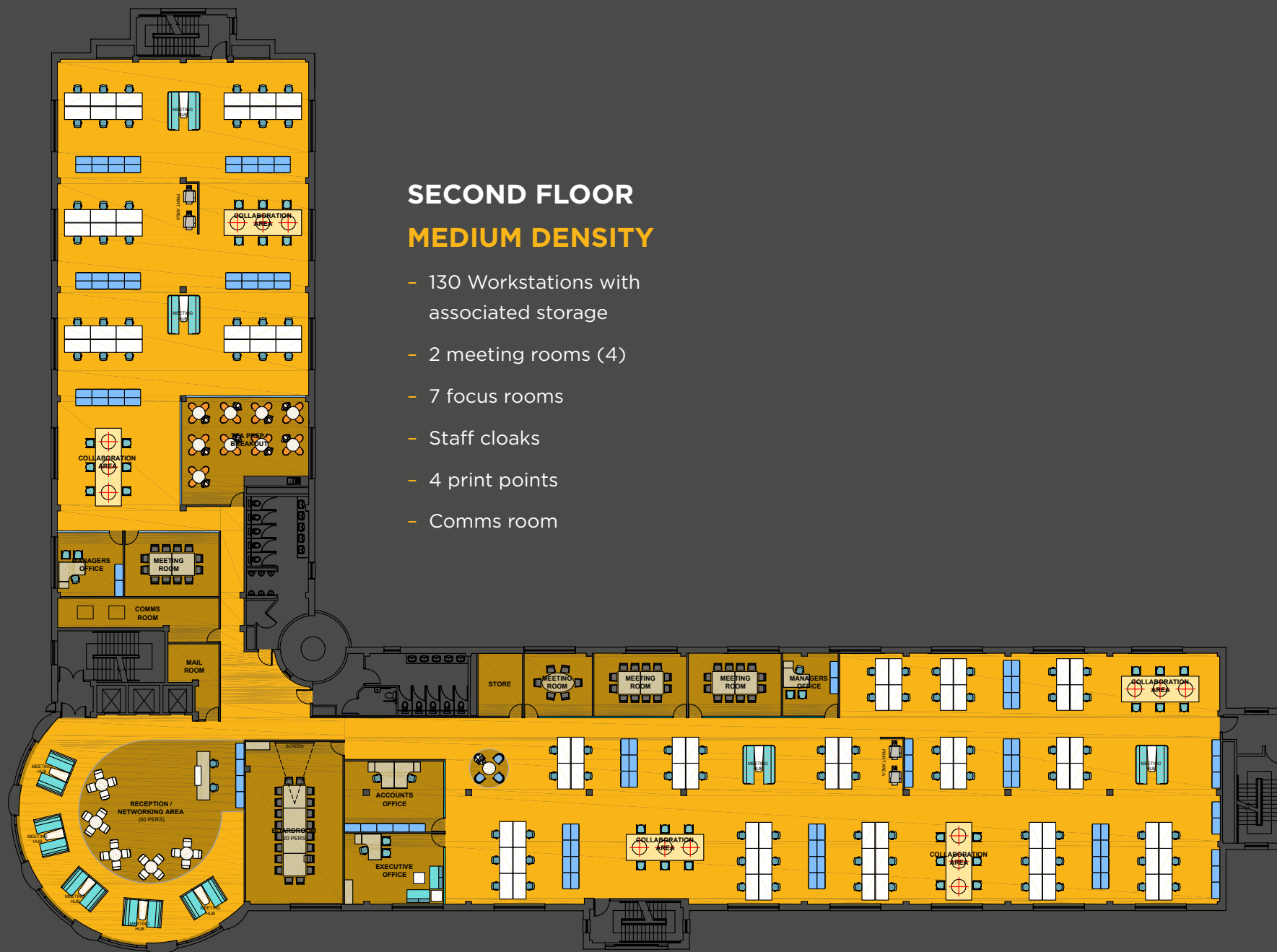
2ND FLOOR One of the largest available floors in Salford Quays (can split)	17,115 SQ FT	1,590.0 SQ M
3RD FLOOR SUITE A Refurbished, open plan suite with its' own external balcony.	5,130 SQ FT	476.6 SQ M

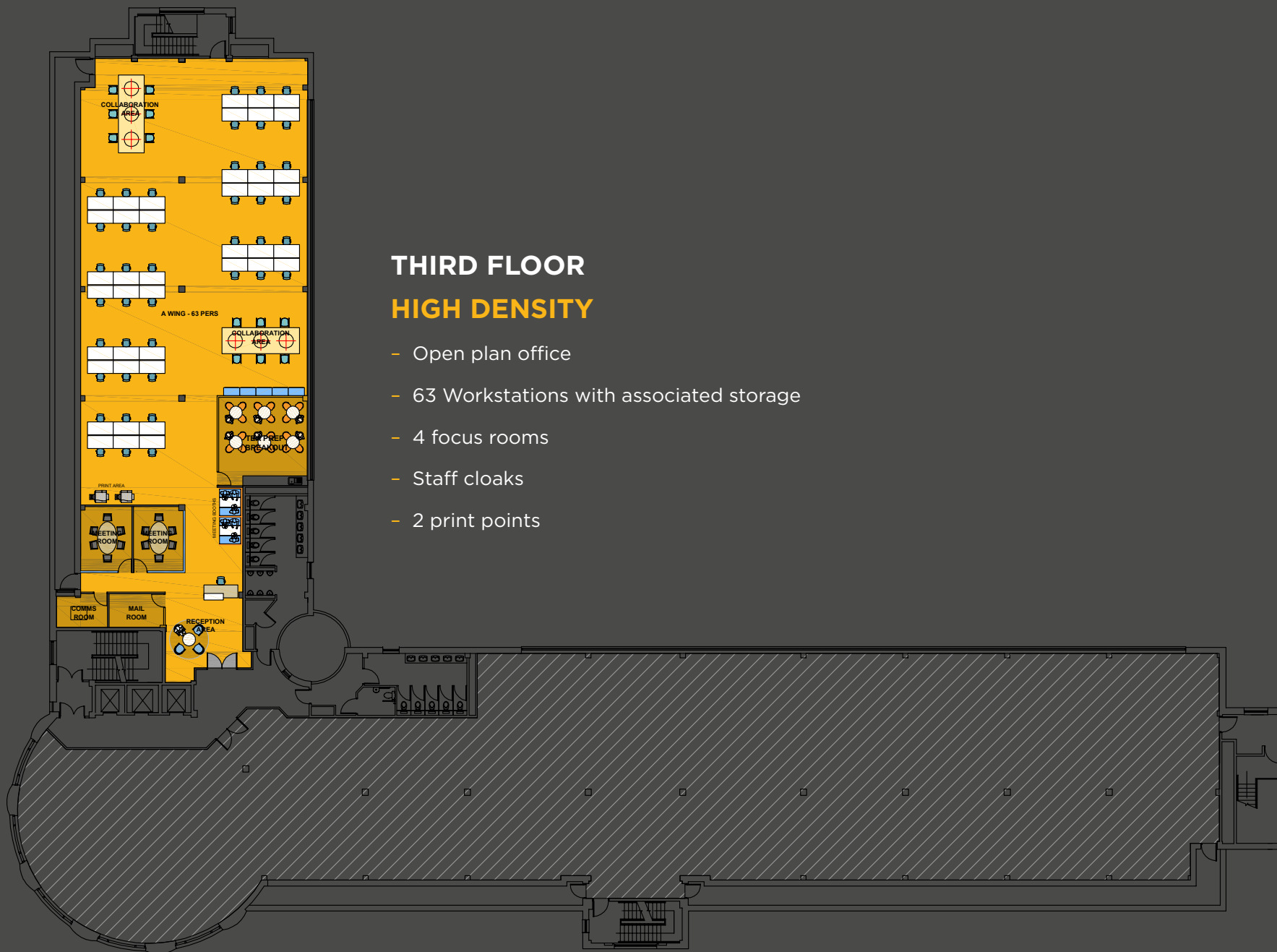


SECOND FLOOR

HIGH DENSITY

- Open plan office
- 184 Workstations with associated storage
- 4 focus rooms
- Staff cloaks
- 2 print points





THIRD FLOOR HIGH DENSITY

- Open plan office
- 63 Workstations with associated storage
- 4 focus rooms
- Staff cloaks
- 2 print points

TERMS

The office accommodation is available on a new lease on full repairing and insuring terms (via service charge recovery).

Full details of rental, service charge and other outgoings are available upon request.

MORE INFORMATION

For further information or to arrange to view the accommodation please contact the joint letting agents:

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