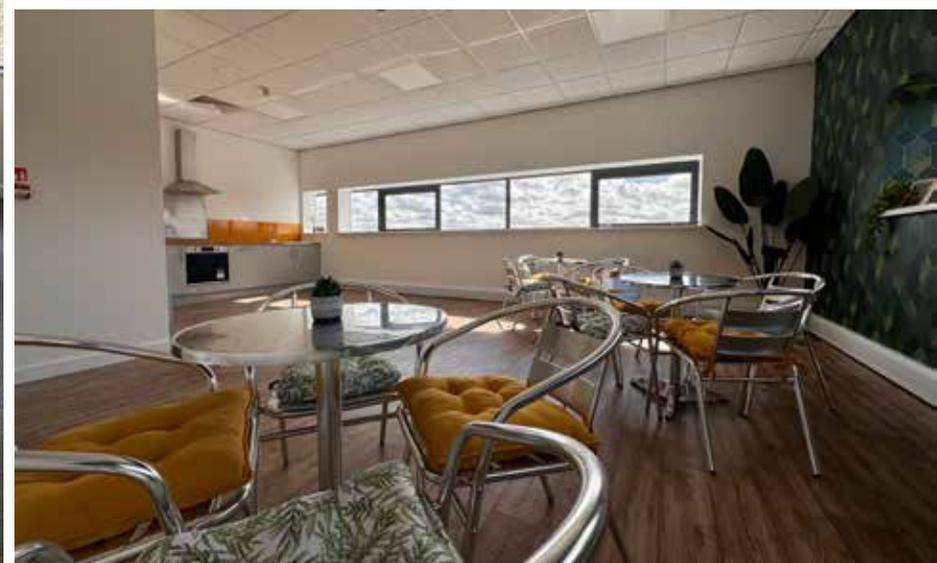


# ELM COURT

**M60**  
office park

junction 16 | M27 8FF

**3995 sq ft / 371 sq m**  
**Ready to Move Into**



**Fully Fitted  
Suite**

# ELM COURT



junction 16 | M27 8FF

## 3995 sq ft / 371 sq m Ready to Move Into

### about\_

Located just off the M60 Manchester orbital motorway, M60 Office Park offers a mixture of high quality offices along with Grade A headquarter type buildings. The Park is set in a landscaped environment with extensive onsite amenities, easy access and generous parking.



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## Grade A Offices

### 2nd floor specification\_

- \_ Grade A offices
- \_ DDA compliant
- \_ Raised access floors
- \_ New air conditioning system
- \_ Fully fitted suite
- \_ New flat panel LED lights
- \_ EV Charging
- \_ Passenger lift
- \_ Generous parking, 9 car parking spaces included with the suite, further available with licence



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## 3995 sq ft / 371 sq m

### Ready to Move Into

## 2nd floor actual layout

### Suite A

- \_ Fully fitted with furniture
- \_ Kitchen with dining and break out area
- \_ 2 x boardroom/training rooms
- \_ 3 x 2 person offices
- \_ Fully cabled for power and data

### Our internet access solution gives the M60 Business Park tenants \_

- \_ Synchronous internet bandwidth options from 60mb to 1gb
- \_ Low latency guarantee which is perfect for VOIP & SIP



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onsite amenity hub\_



 Click for VIDEO  
TOUR of the  
Amenity Hub

 Click for  
VIDEO TOUR of  
2nd Floor

[www.m60officepark.co.uk](http://www.m60officepark.co.uk)

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### local amenities\_

- \_ Gated access to walking trail leading to Clifton Country Park
- \_ Good food pubs - The Robin Hood and The Golden Lion situated across the road on the A666
- \_ Nearby Swinton Town Centre is the seat of local Government for Salford Council and includes major Supermarkets and Banks
- \_ Accommodation including Premier Inn and Worseley Marriott 5\* within a 5 minute drive time.
- \_ High quality childcare in new state of the art facilities at Kids Planet



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[www.m60officepark.co.uk](http://www.m60officepark.co.uk)

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## Ready to Move Into



drive time_	
Bolton	- 16 mins
Bury	- 19 mins
Manchester	- 20 mins
Preston	- 44 mins
Liverpool	- 56 mins
Warrington	- 38 mins
Rochdale	- 20 mins
Stockport	- 27 mins

Click for VIDEO TOUR of the Amenity Hub

Click for VIDEO TOUR of 2nd Floor

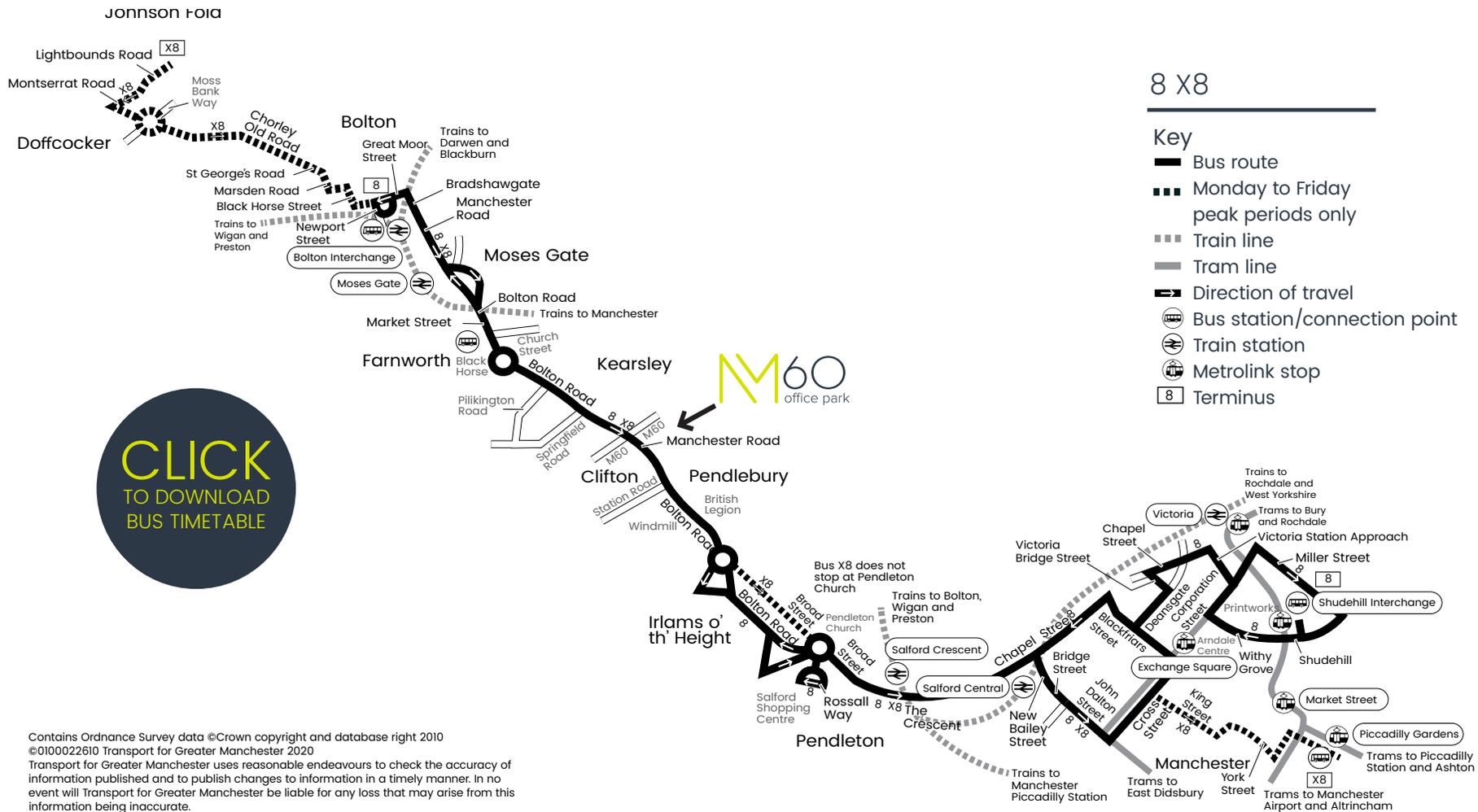
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Click for VIDEO TOUR of the Amenity Hub

Click for VIDEO TOUR of 2nd Floor

# ELM COURT



junction 16 | M27 8FF

# 3995 sq ft / 371 sq m

## Ready to Move Into

## Join our community

Join our growing business community, companies currently located at M60 Office Park are\_



IN THE STYLE



# ELM COURT



junction 16 | M27 8FF

# 3995 sq ft/371 sq m

## Ready to Move Into

for viewings or further information please contact our joint agents\_



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A QUALITY DEVELOPMENT BY



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