

ELM COURT

M60 junction 16 | M27 8FF
office park

A prime location for business

enter_



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.

www.m60officepark.co.uk



Click for 360°
VIRTUAL TOUR
of Elm Court



Click for
VIDEO TOUR
of Elm Court



Click for VIDEO
TOUR of the
Amenity Hub



Click for
VIDEO TOUR of
2nd Floor

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description_

Elm Court is a detached headquarter style building finished to a Grade A standard with high quality fittings throughout.

Total building size
23,502 sq ft/2183.5 sqm

specification_

- _ Grade A
- _ DDA compliant
- _ Raised access floors
- _ New air conditioning system
- _ New carpets throughout
- _ New flat panel LED lights
- _ EV Charging
- _ Passenger lift
- _ Generous parking, 100 spaces

Our Internet Access Solution gives the M60 Business Park tenants...
 Synchronous internet bandwidth options from 50mb to 100...
 Low Latency Guarantee which is perfect for VoIP & SIP

ELM COURT

M60 office park junction 16 | M27 8FF



Medium Density Fit Out Example

- _ 64 workstations
- _ 5 x 8 person meeting rooms
- _ 1 x 10 person meeting room
- _ Breakout area with kitchenette
- _ Reception area

Low Density Fit Out Example

- _ 34 workstations
- _ 2 x 8 person meeting rooms
- _ 1 x 4 person meeting room
- _ Breakout area with kitchenette

www.m60officepark.co.uk



Great local amenities

Join our community

Join our growing business community. Companies currently located at M60 Office Park are...



availability_

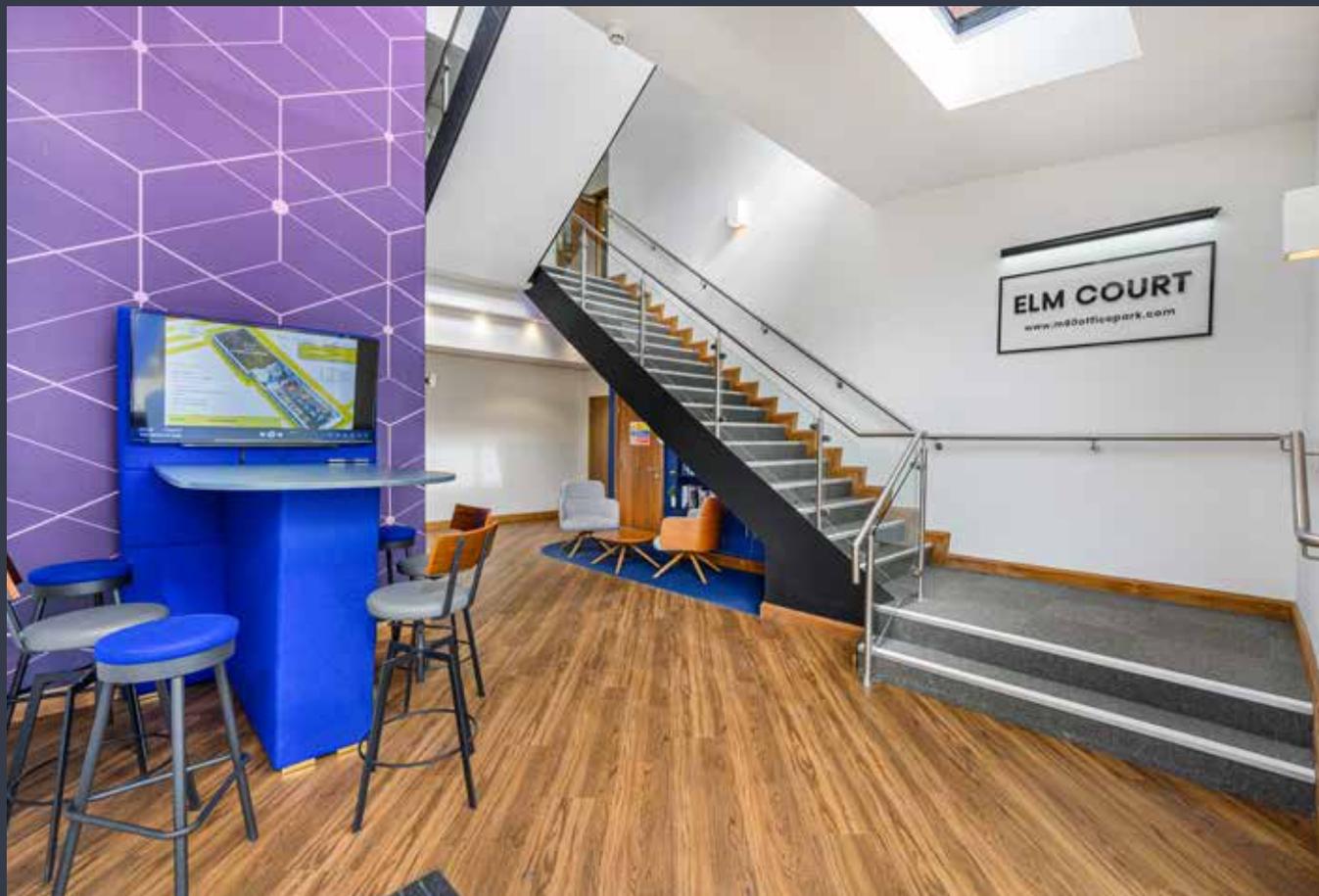
Ground Floor	7,501 sqft
First Floor	7,568 sqft
2nd Floor	7,586 sqft
Whole Building	23,502 sqft



Elm Court gallery_



Elm Court gallery_



Internet Access Solution_

M60 Office Park provides the business park with multiple Gigabit Leased Line Ethernet infrastructure terminating into different buildings using separate carrier networks. Utilising two separate carrier networks that have different fibre exit paths leaving the business park, was and is the key to providing true diversity, ensuring the availability of service to the tenants is at 99.99%.

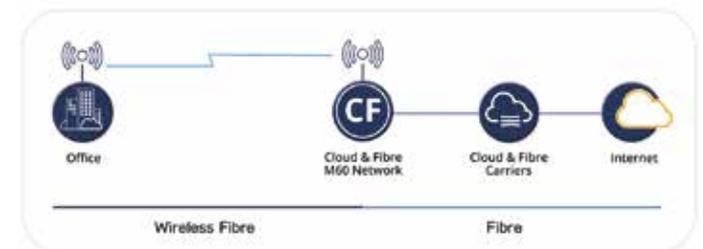
Using 60GHz Microwave Radios with a throughput speed of 2.5Gb/sec, we distribute the bandwidth to all the remaining buildings which provides unrivalled resilient internet access compared to traditional options available.

Powering the core network is resilient Cisco architecture that is present in private server cabinets within each of the buildings comms rooms. We present the secure private service to each tenant via a single ethernet cable into their office with or without a managed router and fixed IP addressing if required.

Monitored 24/7 with a 5 day installation lead time, our network is a perfect replacement to existing ADSL, Fibre Broadband or traditional Leased Lines service that a current or new tenant might be used to.

Our Internet Access Solution gives the M60 Business Park tenants_

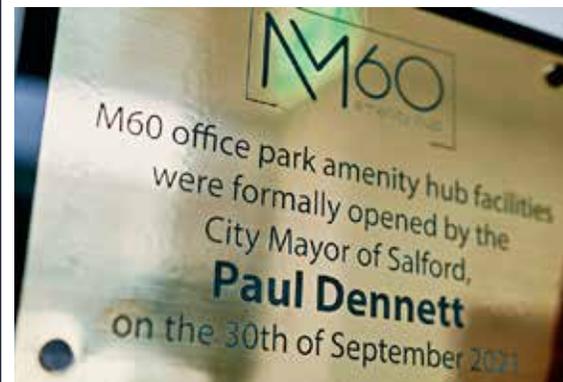
- Synchronous internet bandwidth options from 50Mb to 1Gb
- Low Latency Guarantee which is perfect for VOIP & SIP
- A guaranteed availability uptime of 99.99%
- Uncontended Private Bandwidth
- In-built connectivity resilience to your office using multiple carrier network
- Contract length options starting from 30 days
- 5 Day installation Lead Time
- Multiple Public IP's if required
- 48 Hour upgrades to higher bandwidth speeds
- Short term bandwidth increases available where needed
- 24/7 Monitoring and UK Customer Support



onsite amenities_

Live well and work well with our onsite amenities. At M60 Office Park we offer the following:

- _ Coffee shop with FREE Wifi
- _ Fully equipped gym with showers and changing facilities
- _ Landscaped green amenity areas with picnic tables
- _ Manned security and 24 hr CCTV
- _ "Cycle hub" safe bicycle store for tenant bikes
- _ Gigabit internet infrastructure

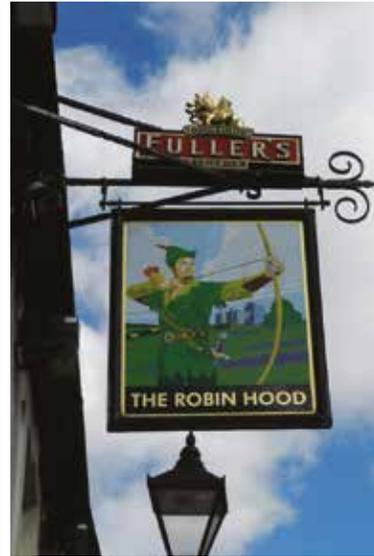


Amenity Hub gallery_



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





M60 office park

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[detailed map](#) [bus route](#)



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

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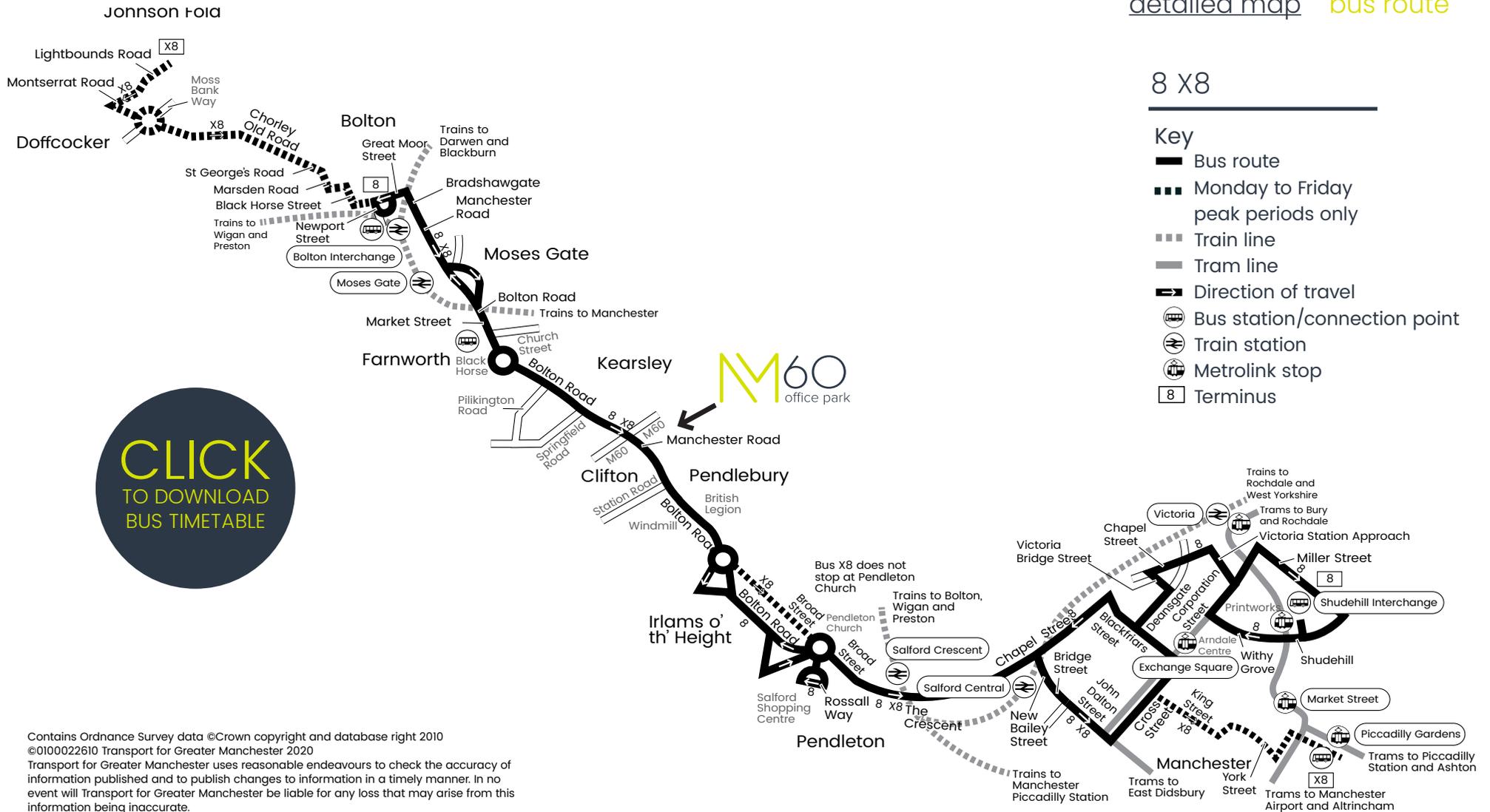
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ground floor example layout medium density occupation_

- _64 workstations
- _6 x 8 person meeting rooms
- _1 x 10 person meeting rooms
- _Breakout area with kitchenette
- _Reception area

availability_

Ground Floor	7,501 sqft
First Floor	7,568 sqft
2nd Floor	
Suite A	3,999 sqft
Suite B	3,569 sqft
Whole Building	23,502 sqft



1st floor example layout low density occupation_

- _34 workstations
- _2 x 8 person meeting rooms
- _1 x 4 person meeting rooms
- _Breakout area with 1 x kitchenette

availability_

Ground Floor	7,501 sqft
First Floor	7,568 sqft
2nd Floor	
Suite A	3,999 sqft
Suite B	3,569 sqft
Whole Building	23,502 sqft



2nd floor actual layout

Suite A

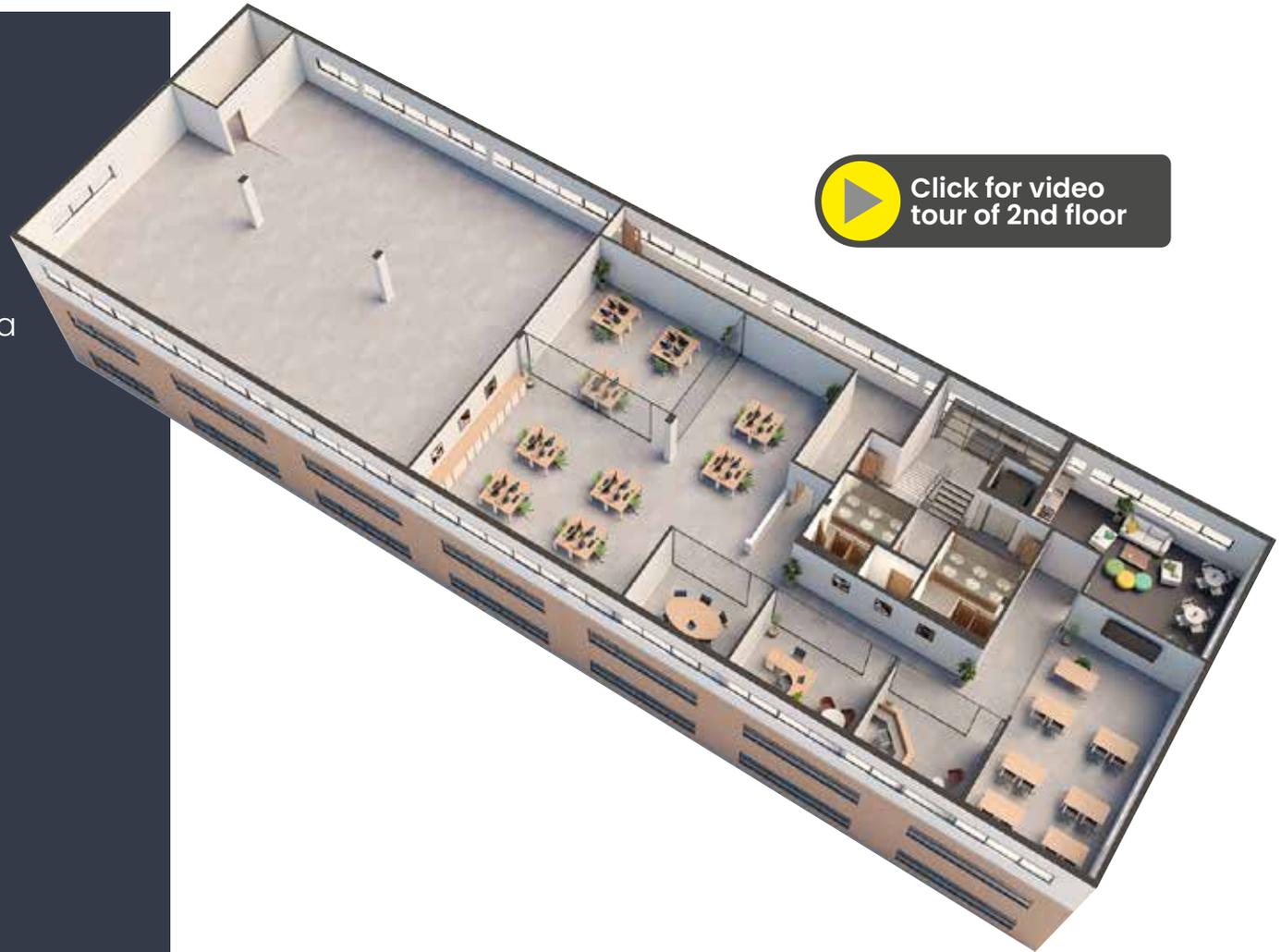
- _Partially fitted with furniture
- _Kitchen with dining and break out area
- _2 x boardroom/training rooms
- _3 x 2 person offices
- _Fully cabled for power and data

Suite B

- _Not fitted

availability_

Ground Floor	7,501 sqft
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Join our growing business community, companies currently located at M60 Office Park are_



for viewings or further information please contact our joint agents_



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