



## THE LIGHTHOUSE

GRADE A OFFICE SPACE  
TO LET

FROM 1,200 – 17,115 SQ FT  
(112 – 1,590 SQ M)

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ENTER

Standard Life  
Investments



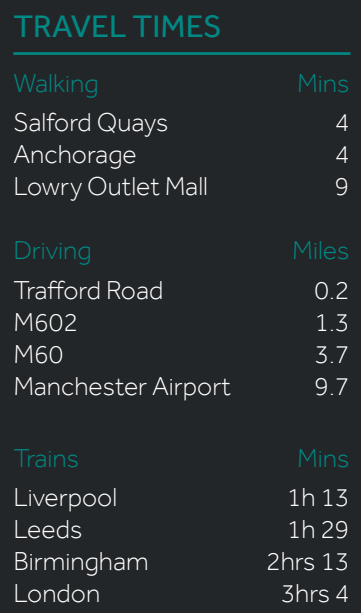


**THE NEWLY REFURBISHED AND  
RECONFIGURED RECEPTION AREA  
CREATES AN EXCELLENT FIRST  
IMPRESSION FOR BOTH EMPLOYEES  
AND VISITORS ALIKE**





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# THE LIGHTHOUSE

DESCRIPTION **LOCATION** AVAILABILITY SPECIFICATION GALLERY CONTACT  
AERIAL / **LOCAL MAP** / MOTORWAY MAP



**THE LIGHTHOUSE IS SITUATED AT THE HEART OF SALFORD QUAYS, WITHIN SHORT WALKING DISTANCE OF AN ABUNDANCE OF RETAIL, HOTEL, LEISURE AND BUSINESS FACILITIES.**

Serviced by a comprehensive metro system linking Salford Quays to Manchester City Centre, The Quays offers outstanding public transport facilities.

Exceptional retail facilities are available in the form of The Lowry Outlet and Media City UK, with a wealth of shops, restaurants and bars.

Leisure options include a Pure Gym, recently refurbished Virgin Active Gym facility and multiplex cinema. Water sports such as sailing, wakeboarding and open water swimming are all available at the Salford Watersports Centre just 100m from The Lighthouse.



- 1 BBC Media Centre
- 2 Imperial War Museum
- 3 Designer Outlet Village
- 4 Holiday Inn
- 5 Manchester United FC



# THE LIGHTHOUSE

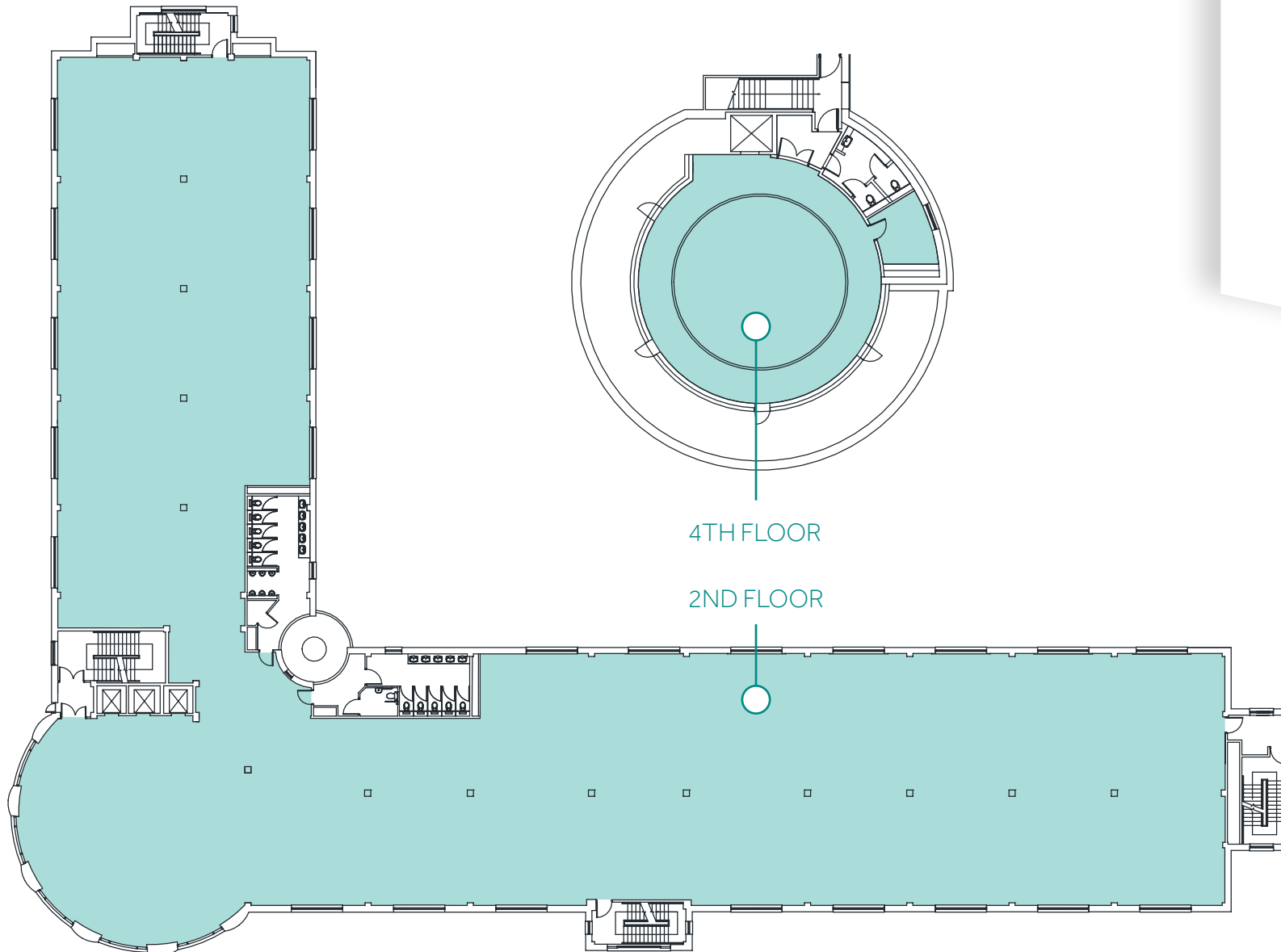
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## SALFORD QUAYS IS EASILY ACCESSIBLE VIA ROAD WITH JUNCTION 3 OF THE M602 JUST 3 MINUTES FROM THE LIGHTHOUSE

providing unrestricted access to the regional motorway network. The nearest metrolink is a 2 minute walk from The Lighthouse, providing regular services to Manchester city centre (12 mins), Bury, Eccles, Sale and Altrincham. The Metrolink network links with Manchester Piccadilly and Manchester Victoria Train Stations providing access to the national rail network and Manchester Airport.







## AVAILABILITY

### 2nd Floor

17,115 sq ft (1,590 sq m)

(can be split to provide suite of  
5,169 sq ft and 11,946 sq ft)

### 4th Floor

1,200 sq ft (112 sq m)



Indicative floor plans. Not to scale.



# THE LIGHTHOUSE

DESCRIPTION

LOCATION

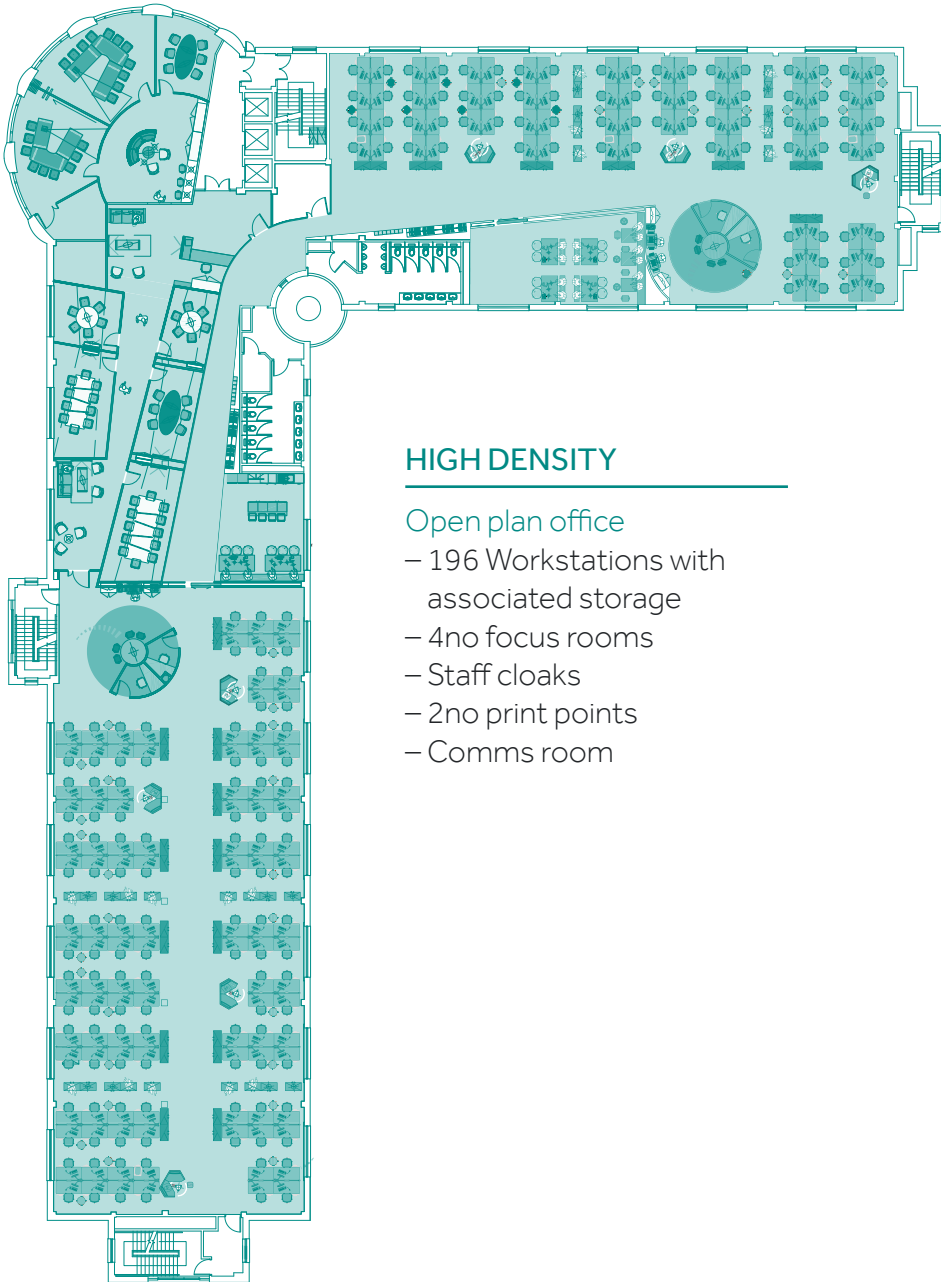
AVAILABILITY

SPECIFICATION

GALLERY

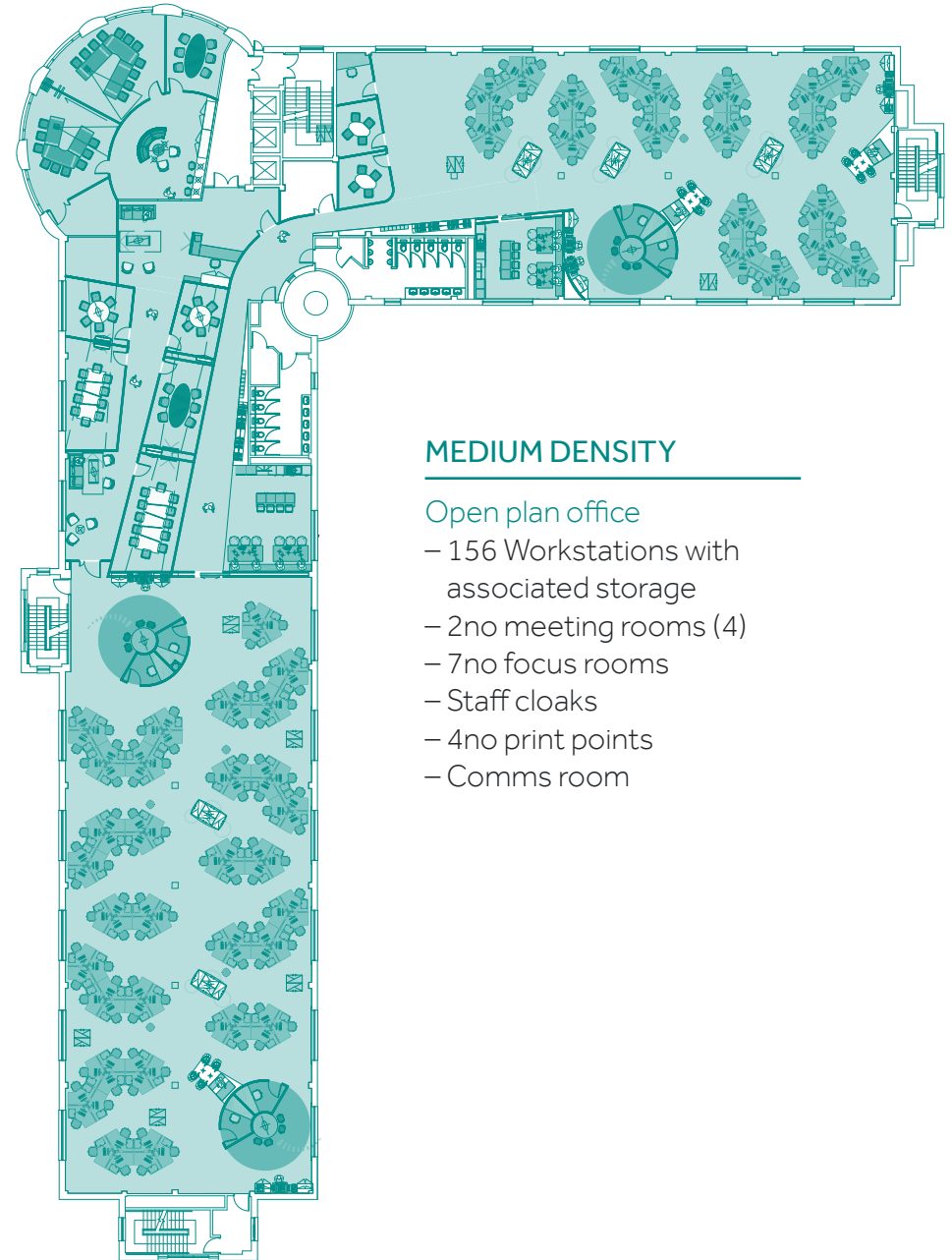
CONTACT

1/2



## HIGH DENSITY

- Open plan office
- 196 Workstations with associated storage
- 4no focus rooms
- Staff cloaks
- 2no print points
- Comms room



## MEDIUM DENSITY

- Open plan office
- 156 Workstations with associated storage
- 2no meeting rooms (4)
- 7no focus rooms
- Staff cloaks
- 4no print points
- Comms room





## SPECIFICATION

- Newly refurbished contemporary reception area
- Secure basement and surface car parking ratio of 1 space per 300 sq ft
- Large floorplates up to 17,115 sq ft
- VRV air conditioning throughout

- LG3 Lighting
- Floorplate depths of 15.5m
- Full accessed raised floors
- Secure by design award
- 3 high speed 8 person passenger lifts





## GALLERY

Shower facilities on-site







## GALLERY

Secure cycle storage





## GALLERY

Secure multi-storey car park providing a car parking ratio of 1 space per 300 sq ft







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## TERMS

Leases are available on effective full repairing and insuring basis for a term of years to be agreed.

## VIEWING

Strictly by appointment with sole letting agent.

**Standard Life  
Investments**

Misrepresentation act Jones Lang LaSalle for themselves and for the vendor/lessor as agents for the vendor/lessor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness, or reliability of any information on the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any other third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection of other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any other third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. July 2016



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