

TO LET  
EXCEPTIONAL  
GRADE A  
OFFICE SPACE

UP TO 27,577 SQ FT  
(2,562 SQ M)  
WITH SUPERB ADDITIONAL  
ON SITE STAFF FACILITIES

# think Park

MOSLEY ROAD | TRAFFORD PARK | MANCHESTER | M17 1FQ



# Think Park

MOSLEY ROAD | TRAFFORD PARK | MANCHESTER | M17 1FQ

TO LET  
EXCEPTIONAL  
GRADE A  
OFFICE SPACE

UP TO 27,577 SQ FT  
(2,562 SQ M)  
WITH SUPERB ADDITIONAL  
ON SITE STAFF FACILITIES

## Description

Think Park comprises three state of the art self contained office buildings set around a central landscaped feature providing the scheme with a tranquil focal point and a real sense of place.

Up to 27,500 sq ft of office space is available within Building Three arranged over two and a half floors.

The scheme is on a secure self contained site that provides security lodge with external car parking in a landscaped setting.





TO LET  
EXCEPTIONAL  
GRADE A  
OFFICE SPACE

UP TO 27,577 SQ FT  
(2,562 SQ M)  
WITH SUPERB ADDITIONAL  
ON SITE STAFF FACILITIES

# Think Park

MOSLEY ROAD | TRAFFORD PARK | MANCHESTER | M17 1FQ

## Specification

- Impressive double height light and airy entrance reception
- Full height glazed elevations providing excellent natural light
- Suspended ceilings with integral lighting
- Full access raised floors
- 4 pipe fan coil comfort cooling
- Ability to accommodate an occupancy of 1 to 6 sq m
- 2.8m floor to ceiling height
- Male/ Female and Disabled WCs on all floors
- 2 x 13 person passenger lifts

The space can be provided fitted with desks and cabling or open plan arrangement



# Think Park

MOSLEY ROAD | TRAFFORD PARK | MANCHESTER | M17 1FQ

TO LET UP TO 27,577 SQ FT  
 EXCEPTIONAL (2,562 SQ M)  
 GRADE A WITH SUPERB ADDITIONAL  
 OFFICE SPACE ON SITE STAFF FACILITIES



### Accommodation

The building has net internal areas as follows:

Second floor	11,228	1,043
First floor	11,228	1,043
Ground floor	5,121	476
Total	27,577	2,562





# Think Park

MOSLEY ROAD | TRAFFORD PARK | MANCHESTER | M17 1FQ

TO LET  
EXCEPTIONAL  
GRADE A  
OFFICE SPACE

UP TO 27,577 SQ FT  
(2,562 SQ M)  
WITH SUPERB ADDITIONAL  
ON SITE STAFF FACILITIES



Cafeteria



Kitchen Facilities

## ON SITE AMENITIES



Auditorium



Restaurant



TO LET  
EXCEPTIONAL  
GRADE A  
OFFICE SPACE

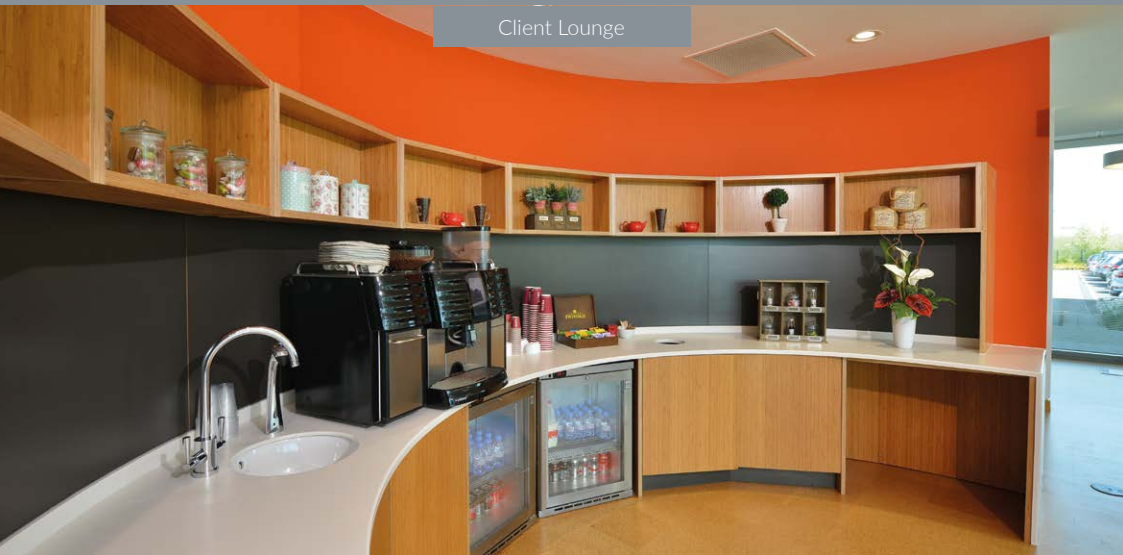
UP TO 27,577 SQ FT  
(2,562 SQ M)  
WITH SUPERB ADDITIONAL  
ON SITE STAFF FACILITIES

# Think Park

MOSLEY ROAD | TRAFFORD PARK | MANCHESTER | M17 1FQ



## ON SITE AMENITIES





TO LET  
EXCEPTIONAL  
GRADE A  
OFFICE SPACE

UP TO 27,577 SQ FT  
(2,562 SQ M)  
WITH SUPERB ADDITIONAL  
ON SITE STAFF FACILITIES

# Think Park

MOSLEY ROAD | TRAFFORD PARK | MANCHESTER | M17 1FQ



[Typical Floorplans](#)

[Siteplan](#)

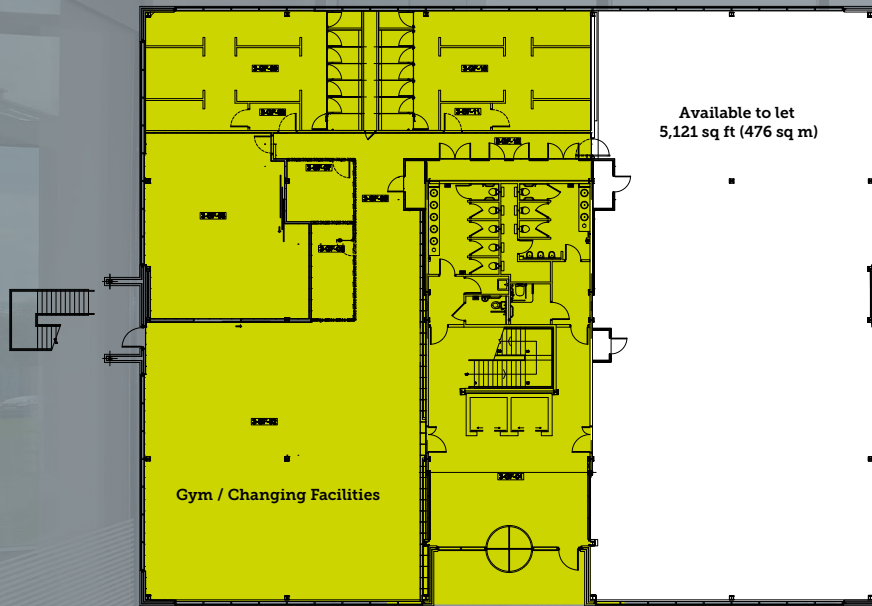


# Think Park

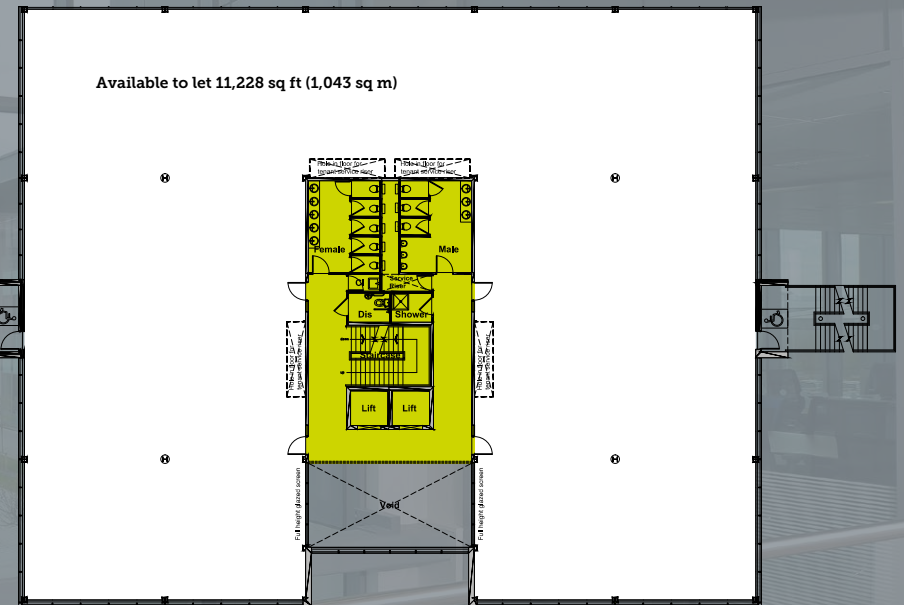
MOSLEY ROAD | TRAFFORD PARK | MANCHESTER | M17 1FQ

TO LET  
EXCEPTIONAL  
GRADE A  
OFFICE SPACE

UP TO 27,577 SQ FT  
(2,562 SQ M)  
WITH SUPERB ADDITIONAL  
ON SITE STAFF FACILITIES



Ground Floor



First & Second Floor

Plans shown as open plan although the space is fitted

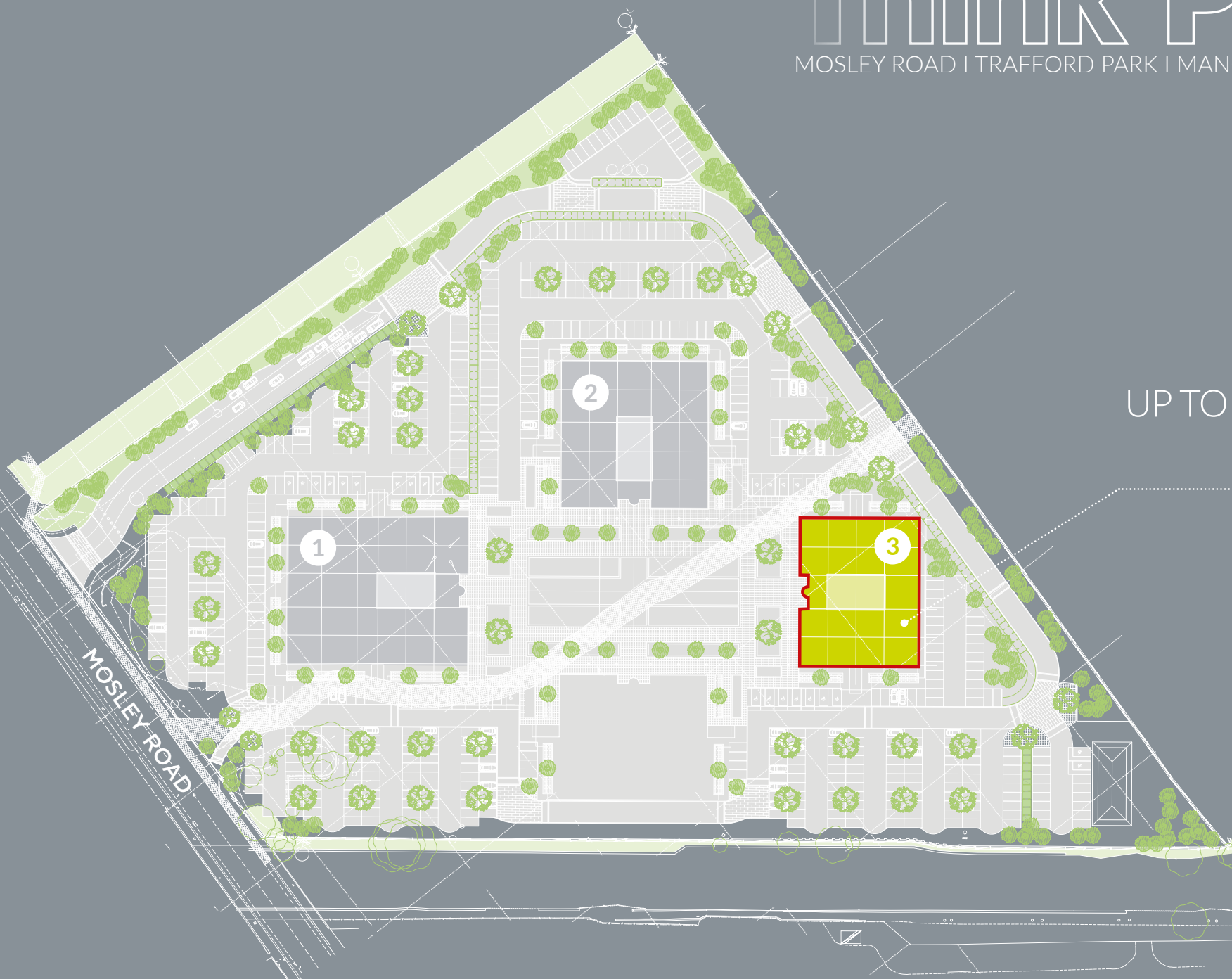
Siteplan ↻

Back ↻



# Think Park

MOSLEY ROAD | TRAFFORD PARK | MANCHESTER | M17 1FQ



**BUILDING 3**  
TO LET  
UP TO 27,577 SQ FT  
(2,562 SQ M)

[Typical Floorplans](#)

[Back](#)

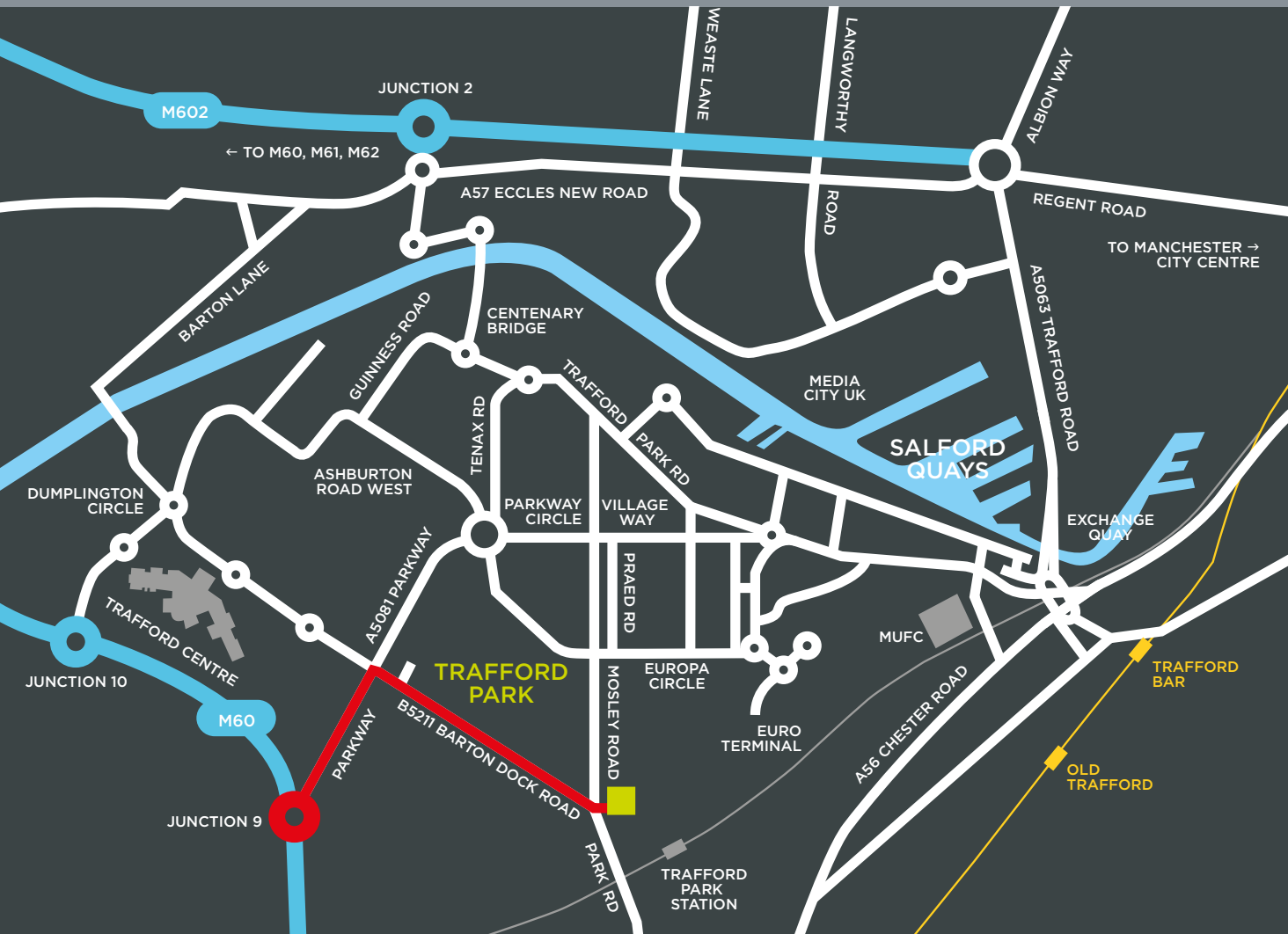


# Think Park

MOSLEY ROAD | TRAFFORD PARK | MANCHESTER | M17 1FQ

TO LET  
EXCEPTIONAL  
GRADE A  
OFFICE SPACE

UP TO 27,577 SQ FT  
(2,562 SQ M)  
WITH SUPERB ADDITIONAL  
ON SITE STAFF FACILITIES



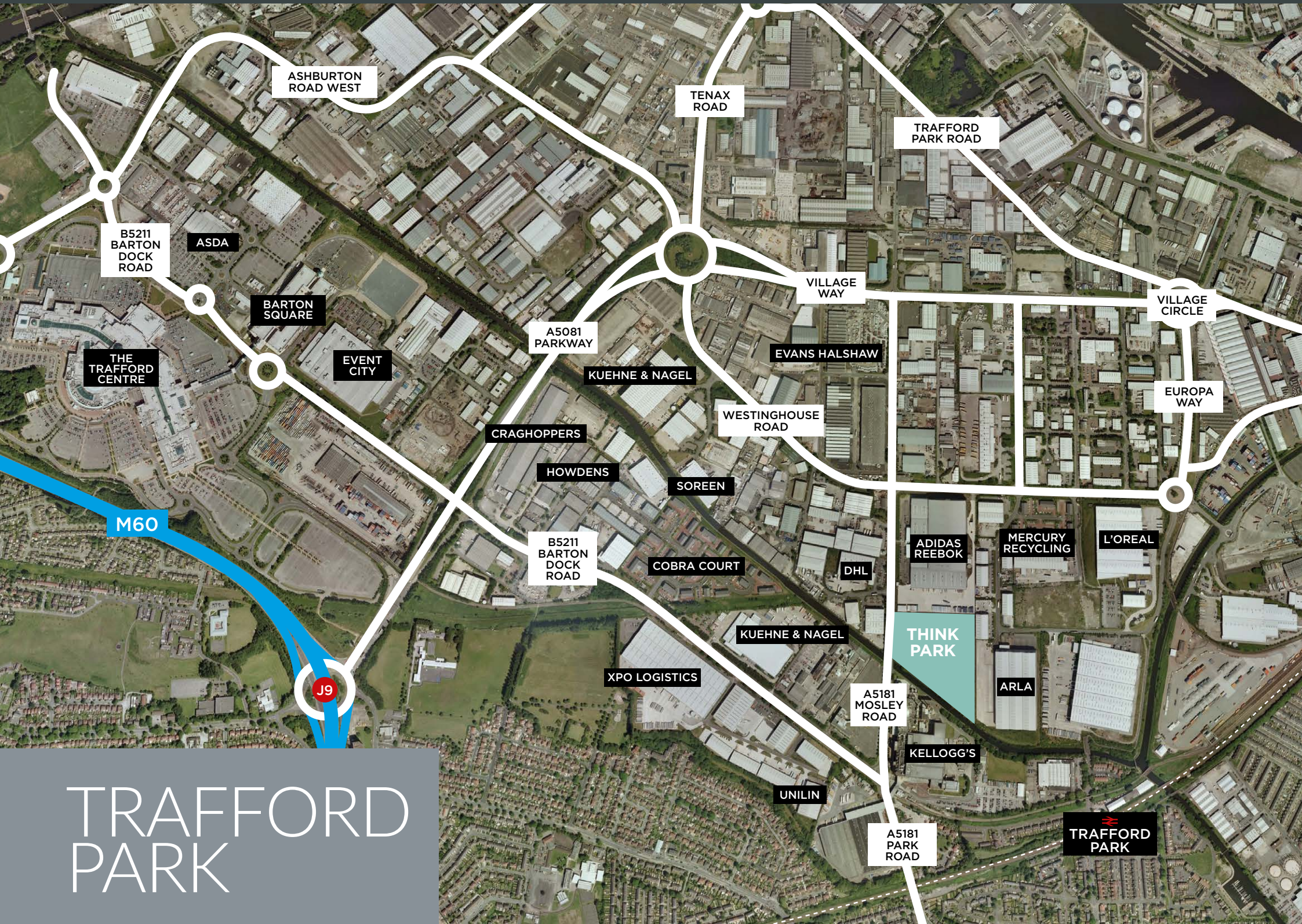
## LOCATION

Think Park is located on Mosley Rd in Trafford Park adjacent to Adidas and Kellogg's facilities. The Park is easily accessed being less than 2 mins drive (1 mile) from Junction 9 of the M60 motorway.

Closeby amenities for staff include The Trafford Centre where there are over 250 stores/services including Europe's largest food court and over 11,500 car parking spaces. A bus station on the Centre serves most Greater Manchester towns with frequent bus services.

A new Metrolink line has already started construction from Pomona to The Trafford Centre with 6 new stations on the line. The line will run close to Think Park along Village Way, Park Way and Barton Dock Road to the Trafford Centre.





# TRAFFORD PARK



# Think Park

MOSLEY ROAD | TRAFFORD PARK | MANCHESTER | M17 1FQ

TO LET  
EXCEPTIONAL  
GRADE A  
OFFICE SPACE

UP TO 27,577 SQ FT  
(2,562 SQ M)  
WITH SUPERB ADDITIONAL  
ON SITE STAFF FACILITIES



#### Terms

The accommodation is available on a new sublease for a term to be negotiated.

#### Rental

On application.

#### VAT

VAT will be charged at the prevailing rate.



TO LET  
EXCEPTIONAL  
GRADE A  
OFFICE SPACE

UP TO 27,577 SQ FT  
(2,562 SQ M)  
WITH SUPERB ADDITIONAL  
ON SITE STAFF FACILITIES

# Think Park

MOSLEY ROAD | TRAFFORD PARK | MANCHESTER | M17 1FQ

### Car Parking/Transport

Up to 125 car parking spaces can be provided with the accommodation.

Our clients run a private bus service to locations including Stretford and Cornbrook that an incoming occupier may also be able to share.

The Park also provides covered on site cycle racks.

### EPC

The building has a rating of B.





# Think Park

MOSLEY ROAD | TRAFFORD PARK | MANCHESTER | M17 1FQ

TO LET  
EXCEPTIONAL  
GRADE A  
OFFICE SPACE

UP TO 27,577 SQ FT  
(2,562 SQ M)  
WITH SUPERB ADDITIONAL  
ON SITE STAFF FACILITIES



**Further Information**  
Please contact Chris Mulcahy  
[chris.mulcahy@eu.jll.com](mailto:chris.mulcahy@eu.jll.com) or  
Andrew Rands [andrew.rands@eu.jll.com](mailto:andrew.rands@eu.jll.com)



**0161 828 6440**

[jll.co.uk/property](http://jll.co.uk/property)

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by JLL or B8RE in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. JLL or B8RE have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. April 2017.  
Designed and Produced by Creativeworld. Tel: 01282 858200.