

LIGHTHOUSE

SALFORD QUAYS

OFFICES TO LET

Lighthouse, Salford Quays, Manchester, M50 3BF

Landmark Grade A Office Building
Flexible Open Plan Floors from 1,332 sq ft to 17,115 sq ft





Description

Lighthouse is a landmark office building providing one of the largest, single, Grade A specification floorplates in Salford Quays. The building benefits from a secure, dedicated multi-storey car park and a recently refurbished entrance/reception.



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| <ol style="list-style-type: none"> 1. MediaCityUK (BBC, Holiday Inn, Booths, Costa, Prezzo, The Dockyard, Wagamama, The Alchemist, The Botanist and Pier 8) 2. ITV 3. Imperial War Museum 4. The Lowry Art & Entertainment 5. City Lofts NV Apartments 6. BUPA 7. Lowry Outlet Mall (Virgin Active Health Club, Vue Cinema, Pizza Express, Lime Bar, Cafe Rouge, Bella Italia) 8. Salford Watersports Centre 9. Premier Inn Salford Quays | <ol style="list-style-type: none"> 10. Marks & Spencer 11. Barclays Bank Branch 12. Holiday Inn Express 13. Abito 14. Copthorne Hotel 15. Frankie & Benny's 16. Tesco Express 17. Ramada / ETAP Hotel 18. Subway 19. Pure Gym |
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METROLINK ●

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.

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.

BY CAR

M602 Motorway	1 minute
M60 Junction 12	5 minutes
Manchester City Centre	7 minutes
Manchester International Airport	25 minutes
Liverpool	40 minutes

BY FOOT

Salford Quays Metrolink Station	2 minutes
Premier Inn	2 minutes
Lowry Outlet Mall	3 minutes
Tesco Express	3 minutes
Ramada/ETAP Hotels	3 minutes
MediaCityUK	8 minutes

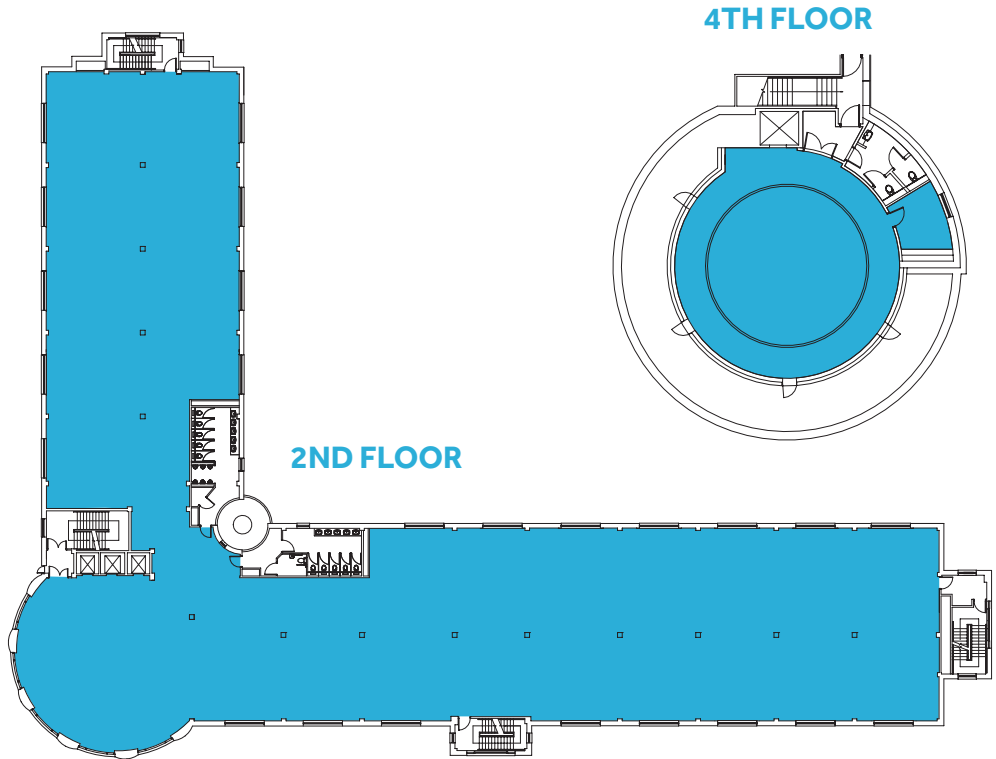
BY TRAM

Cornbrook Station (Interchange for S Mcr lines)	4 minutes
GMEX (Manchester City Centre)	10 minutes
Eccles town centre	15 minutes
Manchester Piccadilly	20 minutes

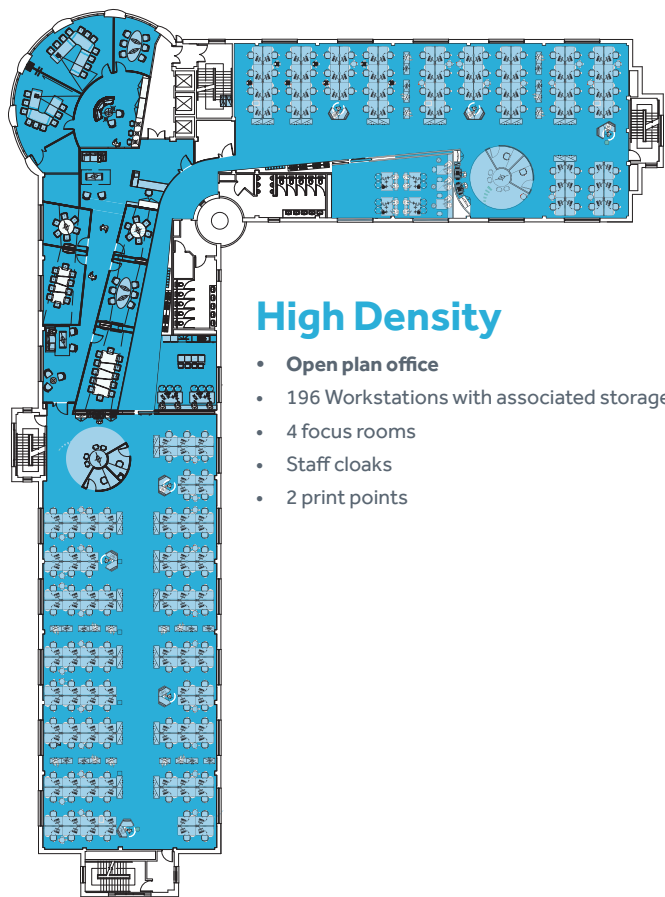
Specification Accommodation

- 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 LG3 low energy lighting
- 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
- Cycle storage facilities
- "Secured by Design" certification
- EPC Rating: D (88)

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
4th Floor A unique penthouse rotunda suite with panoramic views over Salford Quays	1,332 sq ft	123.8 sq m

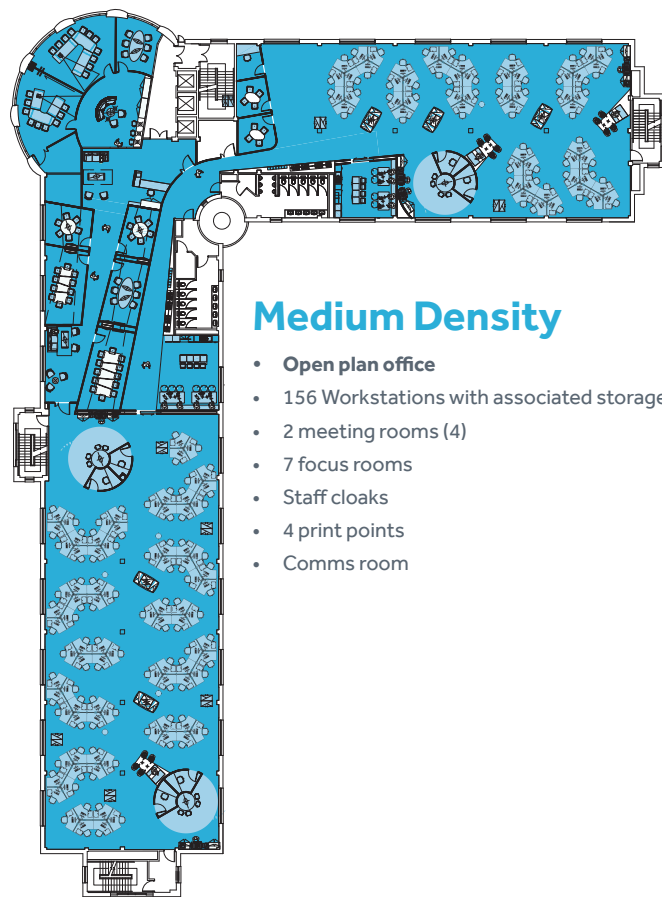


Space Plans



High Density

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



Medium Density

- Open plan office
- 156 Workstations with associated storage
- 2 meeting rooms (4)
- 7 focus rooms
- Staff cloaks
- 4 print points
- Comms room

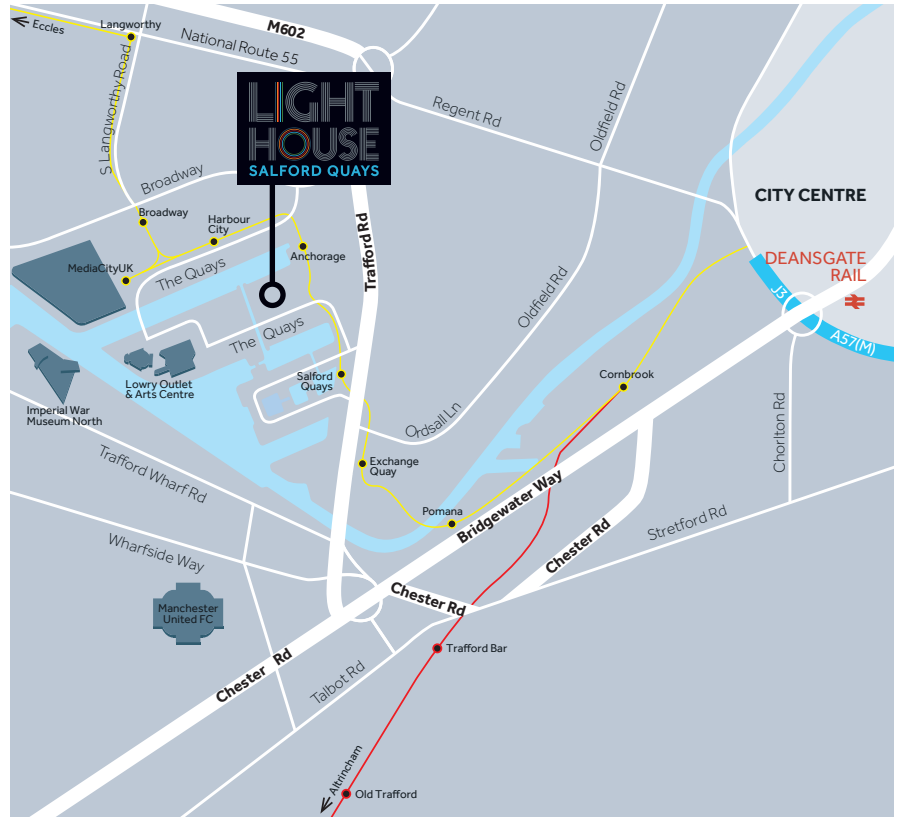




Terms

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.



Viewing and Further Information

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

Andrew Rands
E andrew.rands@eu.jll.com
T 0161 828 6456

Conrad O'Neill
E conrad@canningoneill.com
T 0161 244 5500



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