

LIGHTHOUSE

SALFORD QUAYS // MANCHESTER // M50 3BF

OFFICES TO LET

LANDMARK GRADE A OFFICE BUILDING

FLEXIBLE OPEN PLAN FLOORS FROM
1,332 SQ FT TO 17,115 SQ FT

LIGHTHOUSE

LIGHTHOUSE
MULTI-STOREY
FLEXIBLE GRADE A
OFFICES TO LET
AIR CONDITIONED
ON-SITE PARKING
FROM 1,332 SQ FT
TO 23,577 SQ FT

ST. LAWRENCE
SQUA

DESCRIPTION



Lighthouse is a newly refurbished landmark office building providing one of the largest single, Grade A specification floorplates in Salford Quays.

The building benefits from a secure, dedicated twin deck carpark, a cycle hub facility, fully refurbished high specification WC's and showers, as well as an impressive double height entrance reception.





LIGHTHOUSE

LIGHTHOUSE
SALFORD QUAYS
FLEXIBLE GRADE A OFFICES
FROM 1,332 SQ FT TO 23,577 SQ FT

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.



|| Holiday Inn



|| Lowry Outlet



|| Booths



|| The Alchemist



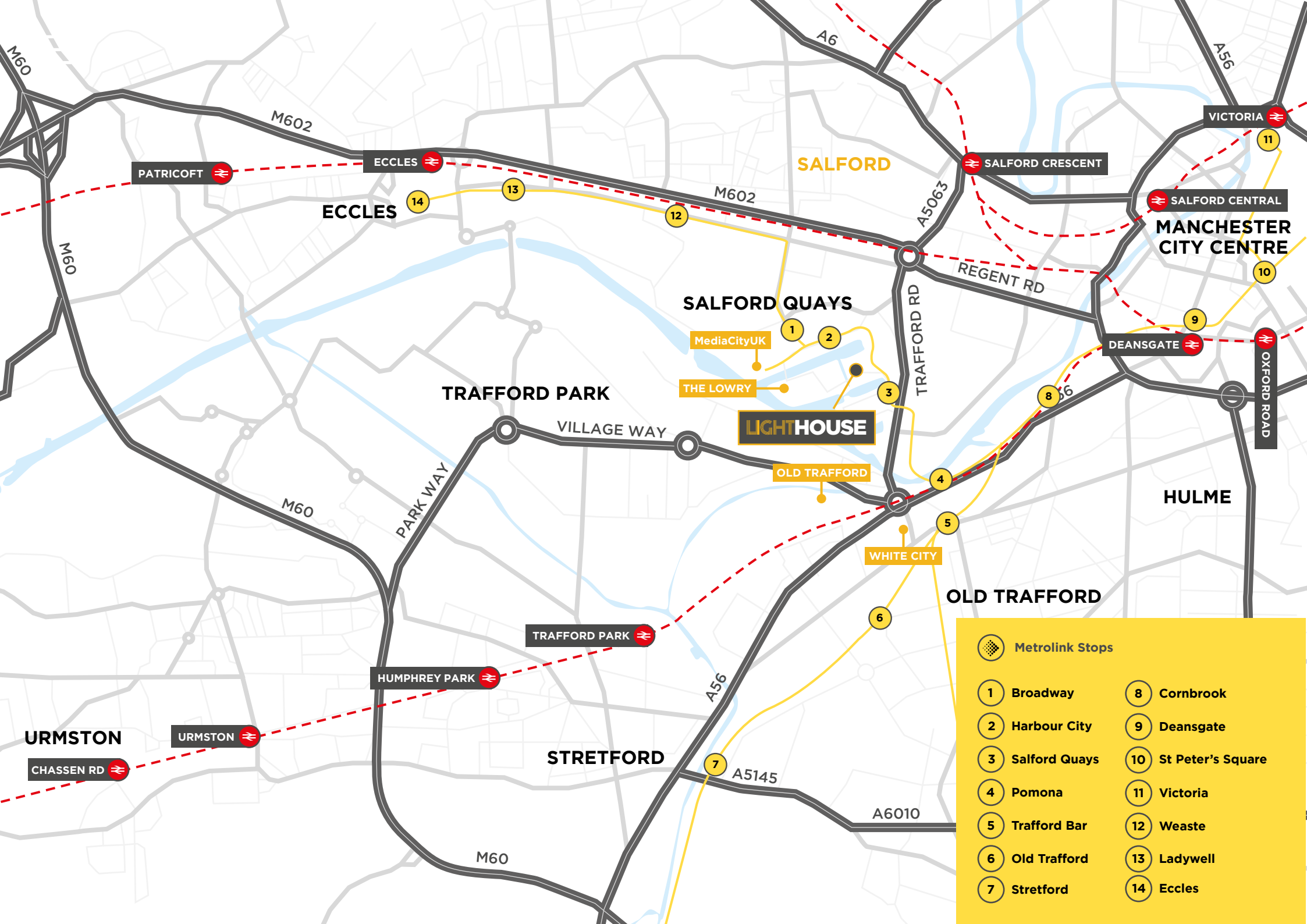
|| Metrolink



|| BBC, MediaCityUK



|| The Botanist



Metrolink Stops

1	Broadway	8	Cornbrook
2	Harbour City	9	Deansgate
3	Salford Quays	10	St Peter's Square
4	Pomona	11	Victoria
5	Trafford Bar	12	Weaste
6	Old Trafford	13	Ladywell
7	Stretford	14	Eccles

PATRICOFT

ECCLES

SALFORD

SALFORD CRESCENT

VICTORIA

ECCLES

SALFORD CENTRAL
MANCHESTER CITY CENTRE

SALFORD QUAYS

MediaCityUK

THE LOWRY

LIGHTHOUSE

DEANSGATE

OXFORD ROAD

TRAFFORD PARK

VILLAGE WAY

OLD TRAFFORD

HULME

WHITE CITY

OLD TRAFFORD

TRAFFORD PARK

HUMPHREY PARK

URMSTON

URMSTON

STRETFORD

CHASSEN RD

A6010

M60

M60

M602

M602

A5063

REGENT RD

TRAFFORD RD

M60

PARK WAY

A56

A5145

A56

A6



TO M60

M602

TO CITY CENTRE

LIGHTHOUSE

BOOTHS
10 MINS

MediaCityUK
9 MINS

BBC

itv

THE ALCHEMIST
8 MINS

NANDOS
6 MINS

THE LOWRY THEATRE
8 MINS

LOWRY OUTLET MALL
4 MINS

IMPERIAL WAR MUSEUM
10 MINS

VIRGIN ACTIVE
5 MINS

VUE CINEMA
4 MINS

PIZZA EXPRESS
6 MINS

SALFORD'S WATERSPORTS CENTRE
2 MINS

PREMIER INN SALFORD QUAYS
1 MIN

HOLIDAY INN EXPRESS
3 MINS

TESCO EXPRESS
4 MINS

CHIKUITO
2 MINS

RAMADA/ETAP HOTEL
4 MINS

SALFORD QUAYS METROLINK
2 MIN

FRANKIE & BENNY'S
2 MINS

ABITO
8 MINS

COPTHORNE HOTEL
7 MINS

SUBWAY
5 MINS

PURE GYM
8 MINS

 Metrolink Stops

1 MediaCityUK

2 Broadway

3 Harbour City

4 Anchorage

5 Salford Quays

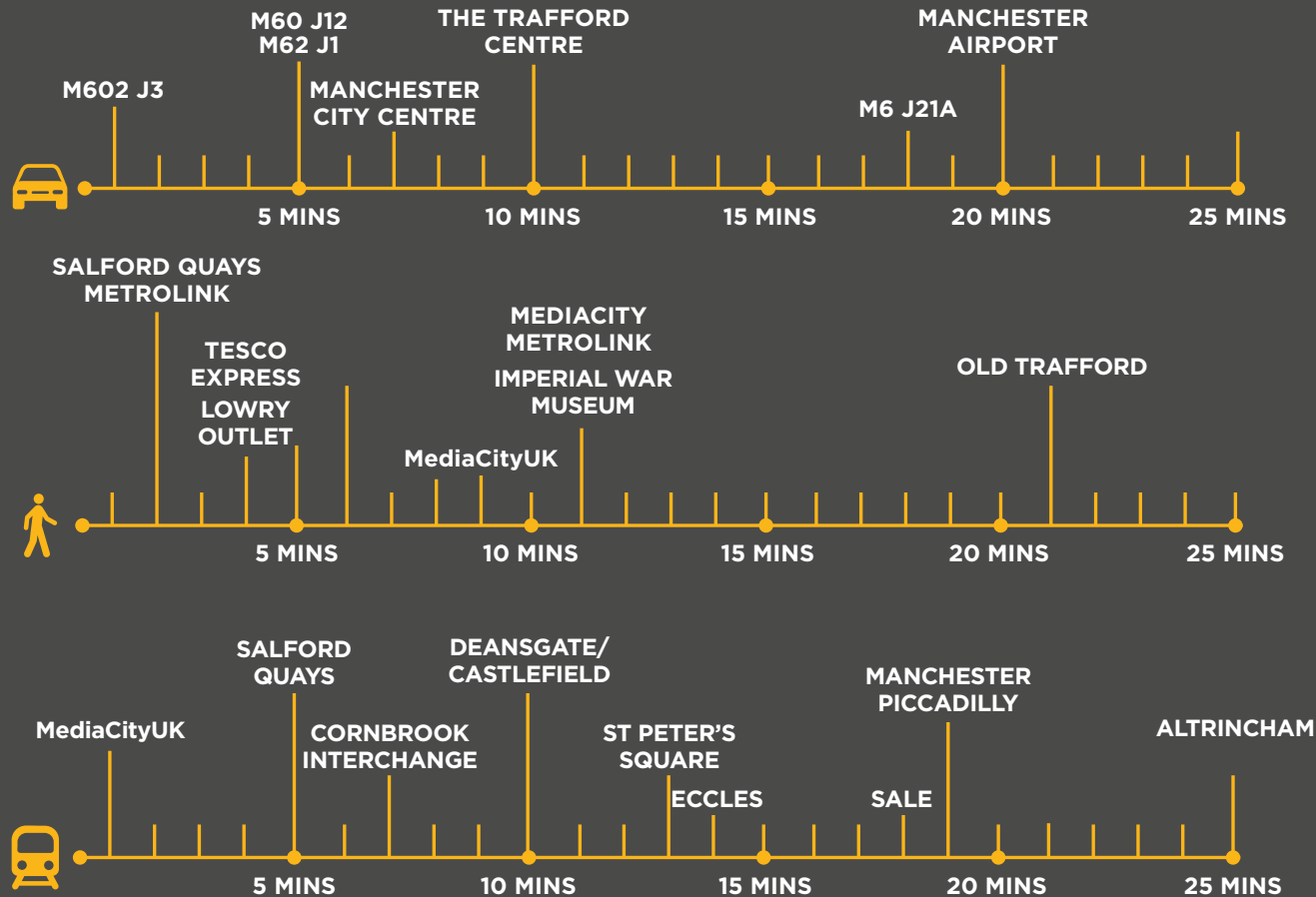
6 Exchange Quay

7 Langworthy






















A5063 TRAFFORD ROAD

CONNECTIVITY

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.



SPECIFICATION

-  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 LED low energy lighting
-  Suites are pre-wired for internet
-  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
-  Secure Cycle Storage Room with fully refurbished showers, cycle repair station, drying area and secure storage lockers
-  "Secured by Design" certification
-  Common area WiFi
-  Wired score 'silver'
-  EPC Rating: D (88)



ACCOMMODATION

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

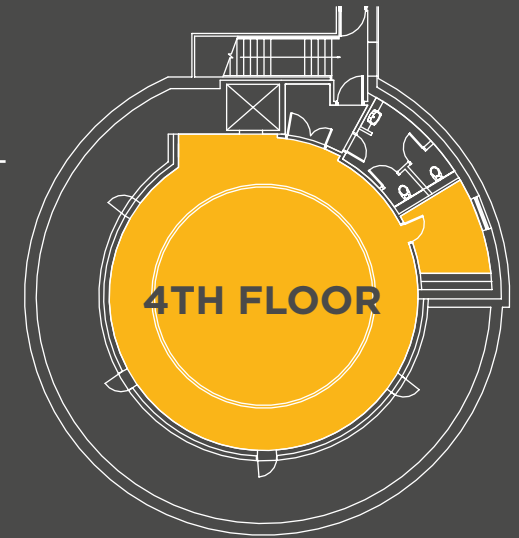
476.6 SQ M

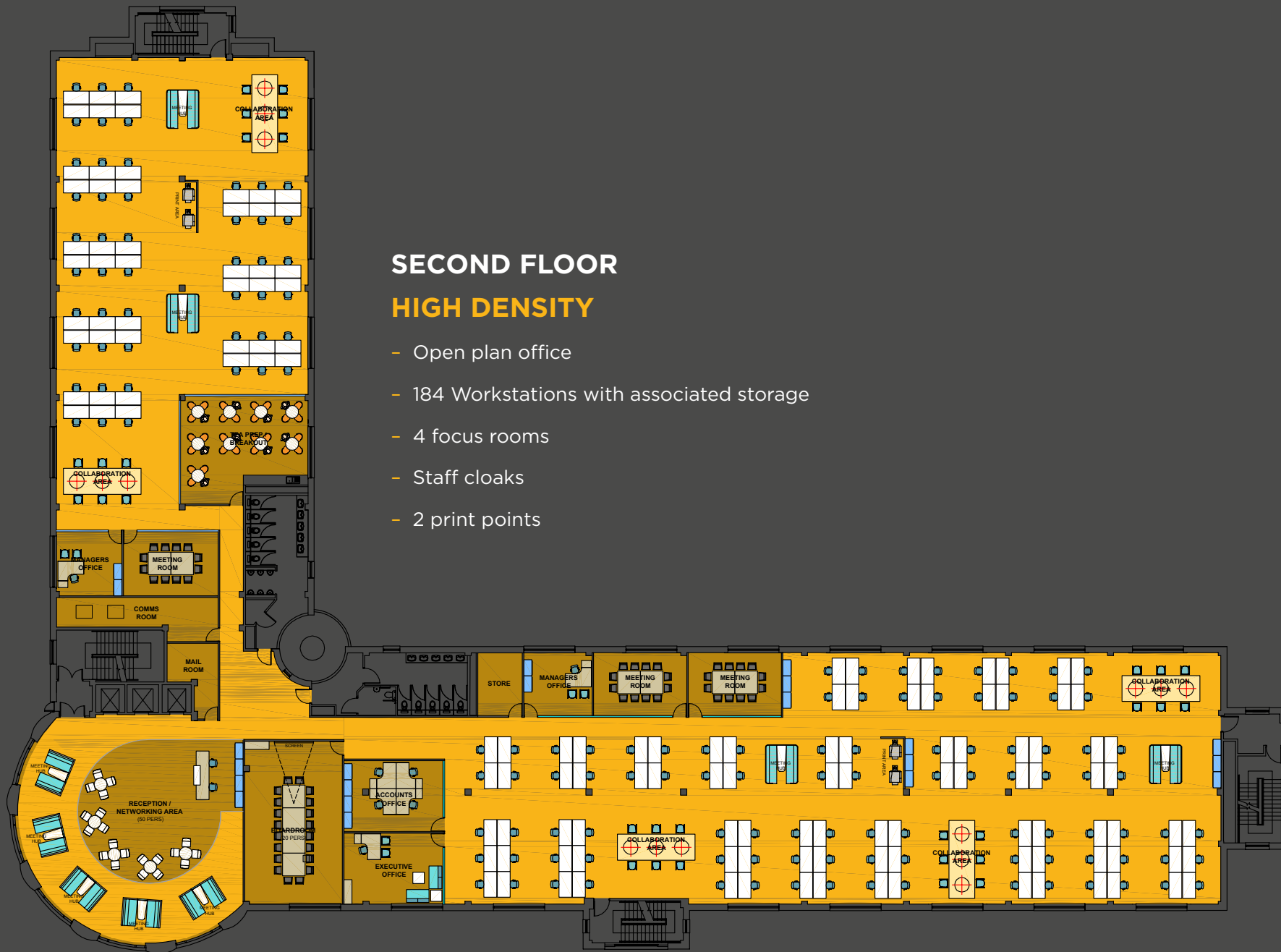
4TH FLOOR

A unique penthouse rotunda suite with panoramic views over Salford Quays

1,332 SQ FT

123.8 SQ M





SECOND FLOOR

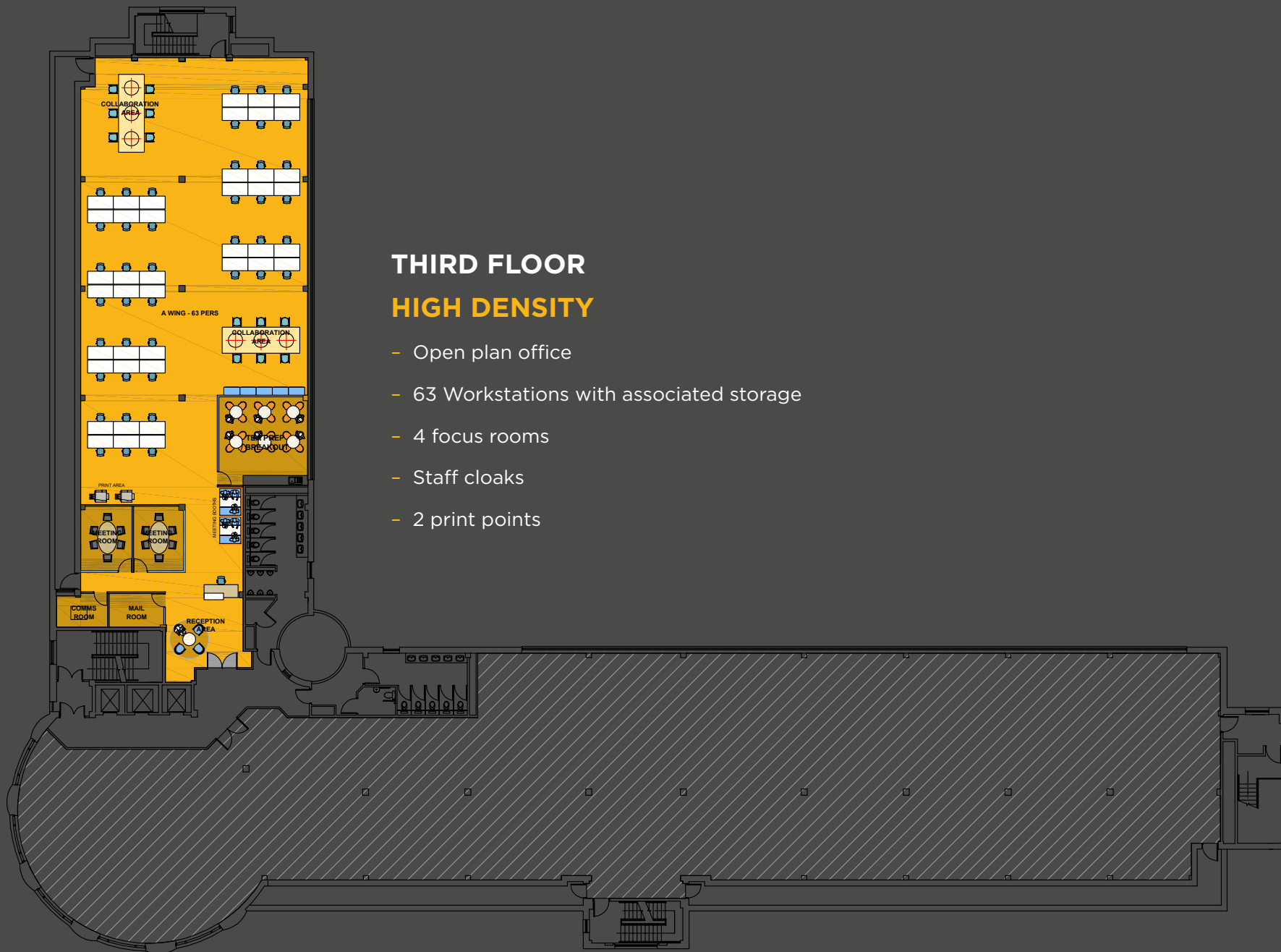
HIGH DENSITY

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



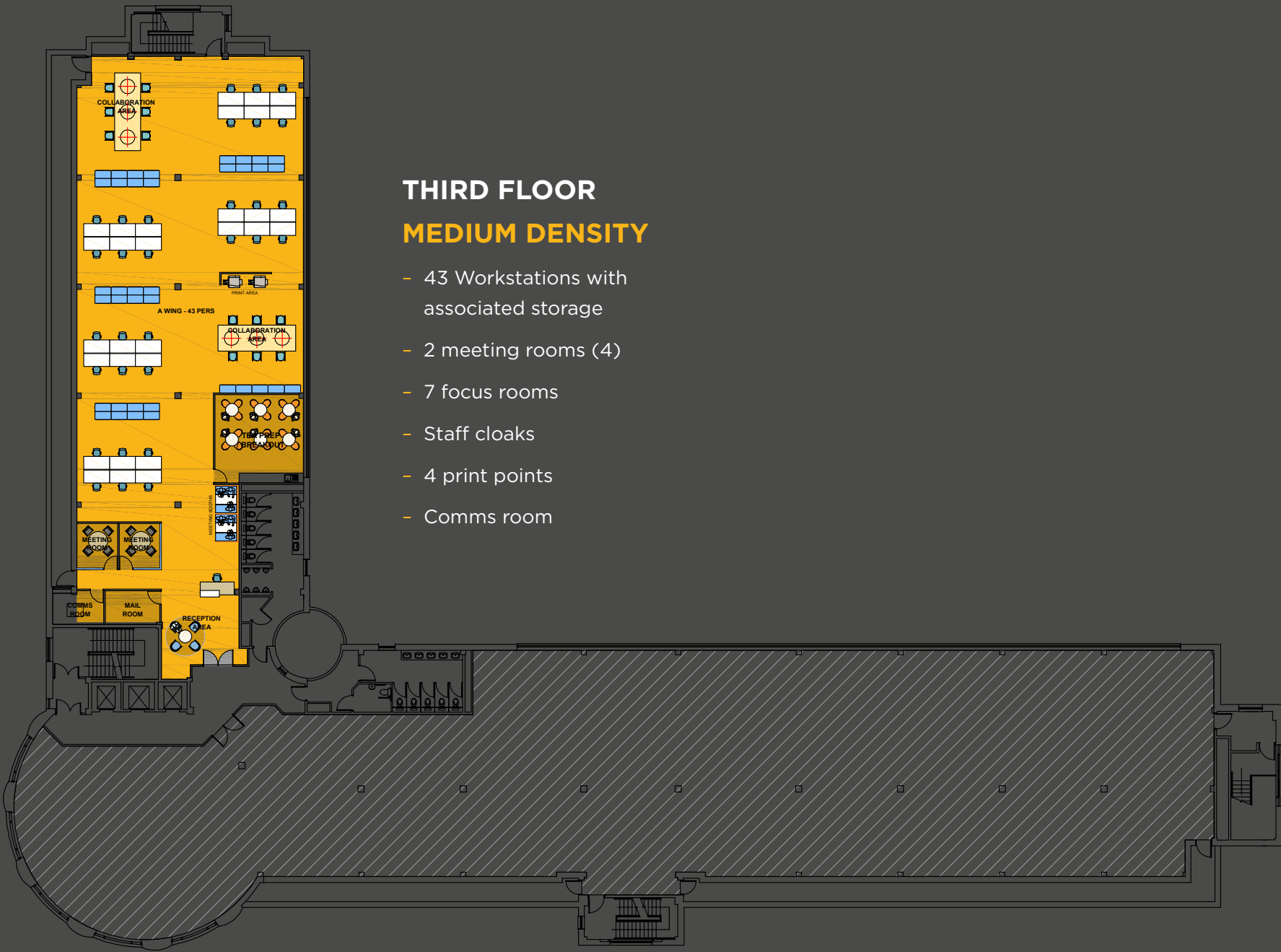
SECOND FLOOR MEDIUM DENSITY

- 130 Workstations with associated storage
- 2 meeting rooms (4)
- 7 focus rooms
- Staff cloaks
- 4 print points
- Comms room



THIRD FLOOR HIGH DENSITY

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



THIRD FLOOR
MEDIUM DENSITY

- 43 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.

MORE INFORMATION

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



Matt Shufflebottom
matt.shufflebottom@knightfrank.com
0161 833 7705

Mark Bamber
mark.bamber@knightfrank.com
0161 833 7715



Dominic Pozzoni
dominic.pozzoni@colliers.com
0161 831 3351

Conor Walmsley
conor.walmsley@colliers.com
0161 831 3356

SQUARESTONE

Knight Frank and Colliers give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published July 2020.