

EXCHANGE QUAY
SALFORD QUAYS // M5 3EF

05

5

HIGH SPECIFICATION OFFICE SUITE
WITH EXCEPTIONAL FITOUT
WHOLE 12TH FLOOR
7,609 SQ FT (706.9 SQ M)

TO LET

[CLICK HERE TO VIEW VIDEO >](#)

DESCRIPTION

LOCATION

TERMS

GALLERY

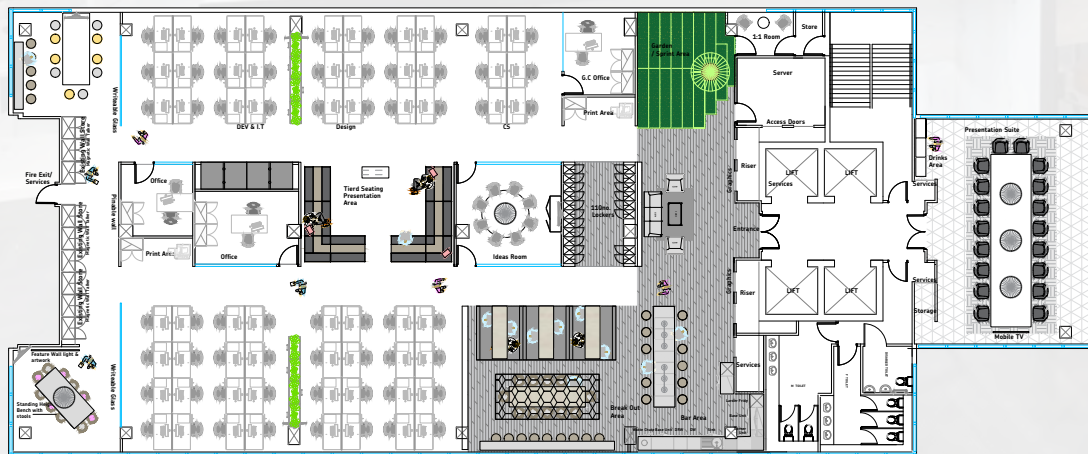
CONTACT

The accommodation comprises the whole of the 12th floor of building Number 5, the tallest building on Exchange Quay, providing unrivalled panoramic views across Greater Manchester and beyond.

The accommodation benefits from:

- Exceptional fitout
- Full access raised floors
- Suspended ceiling with LED lighting
- Air conditioning
- Kitchen and break out areas
- Manned ground floor reception
- Separate male and female WC's
- 30 on-site car parking spaces
- On-site showers and lockers
- Secure cycle storage
- 24 hour access
- 24 hr security
- Scooter Hire
- Kids Planet Creche
- Community activities and events
- Amazon lockers

12th Floor – 7,609 SQ FT (706.9 SQ M)



05 EXCHANGE QUAY
SALFORD QUAYS // M5 3EF

[CLICK HERE TO VIEW VIDEO >](#)

[DESCRIPTION](#)

[LOCATION](#)

[TERMS](#)

[GALLERY](#)

[CONTACT](#)

Exchange Quay is situated at the southern gateway to Salford Quays and comprises a 435,000 sq ft development of seven modern office buildings. The scheme has been transformed over the last few years and the owners continue to improve and upgrade with recent and ongoing investment which includes:

- Comprehensive high quality landscaping creating pedestrian friendly central walkway
- Improved amenity offering with restaurant/café, bar and creche
- Individual building identities
- Refurbished receptions and communal areas

The scheme itself is prominently situated fronting Trafford Road (A5063) overlooking the Manchester Ship Canal and close to the junction with Chester Road (A56) and is situated approximately 10 minute drive from the city centre, 10 minutes from the M60 motorway and approximately 25 minutes from the Airport. The onsite Metro station provides convenient access to Media City and the city centre with services running every 6 minutes.

[Click](#) for maps

[Click](#) for aerial



[CLICK HERE TO VIEW VIDEO >](#)

[DESCRIPTION](#)

[LOCATION](#)

[TERMS](#)

[GALLERY](#)

[CONTACT](#)



◀ To M60, M61 & M62

MediaCityUK

Manchester City Centre

Metrolink
Metrolink station
Metrolink extension

Sat Nav: M5 3EF

05

[Click for aerial](#)

[CLICK HERE TO VIEW VIDEO >](#)

[DESCRIPTION](#)

[LOCATION](#)

[TERMS](#)

[GALLERY](#)

[CONTACT](#)



EXCHANGE QUAY

[Click for map](#)

[CLICK HERE TO VIEW VIDEO >](#)

[DESCRIPTION](#)

[LOCATION](#)

[TERMS](#)

[GALLERY](#)

[CONTACT](#)

TERM

The 12th floor accommodation is available by way of a sub-lease or assignment of the existing lease. Alternatively there is an opportunity to agree a surrender and re-grant of a new lease for a term years to be agreed directly from the landlord.

Full quoting terms and running costs are available upon application.



05 EXCHANGE QUAY
SALFORD QUAYS // M5 3EF

[CLICK HERE TO VIEW VIDEO >](#)

[DESCRIPTION](#)

[LOCATION](#)

[TERMS](#)

[GALLERY](#)

[CONTACT](#)



[CLICK HERE TO VIEW VIDEO >](#)

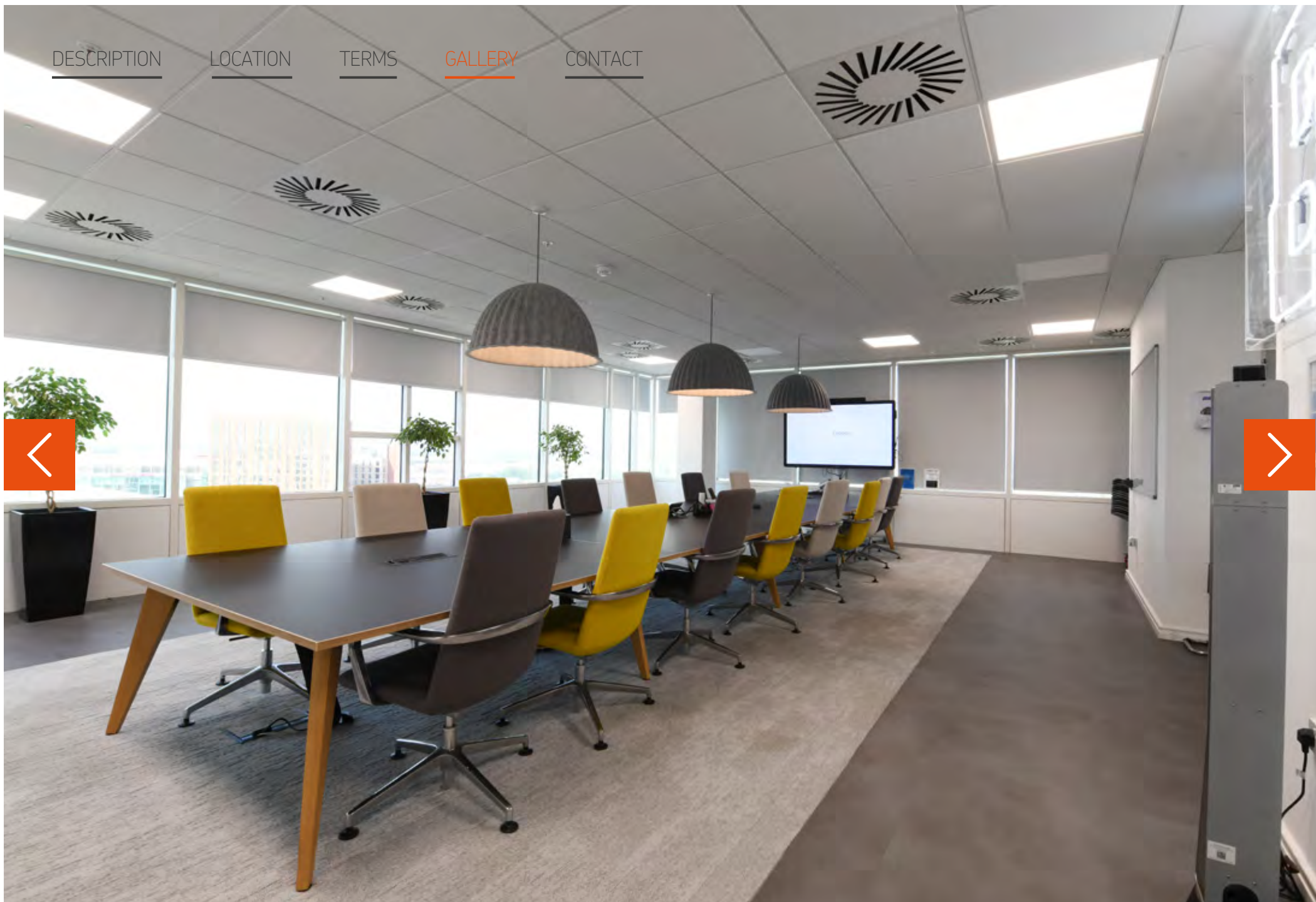
[DESCRIPTION](#)

[LOCATION](#)

[TERMS](#)

[GALLERY](#)

[CONTACT](#)



[CLICK HERE TO VIEW VIDEO >](#)

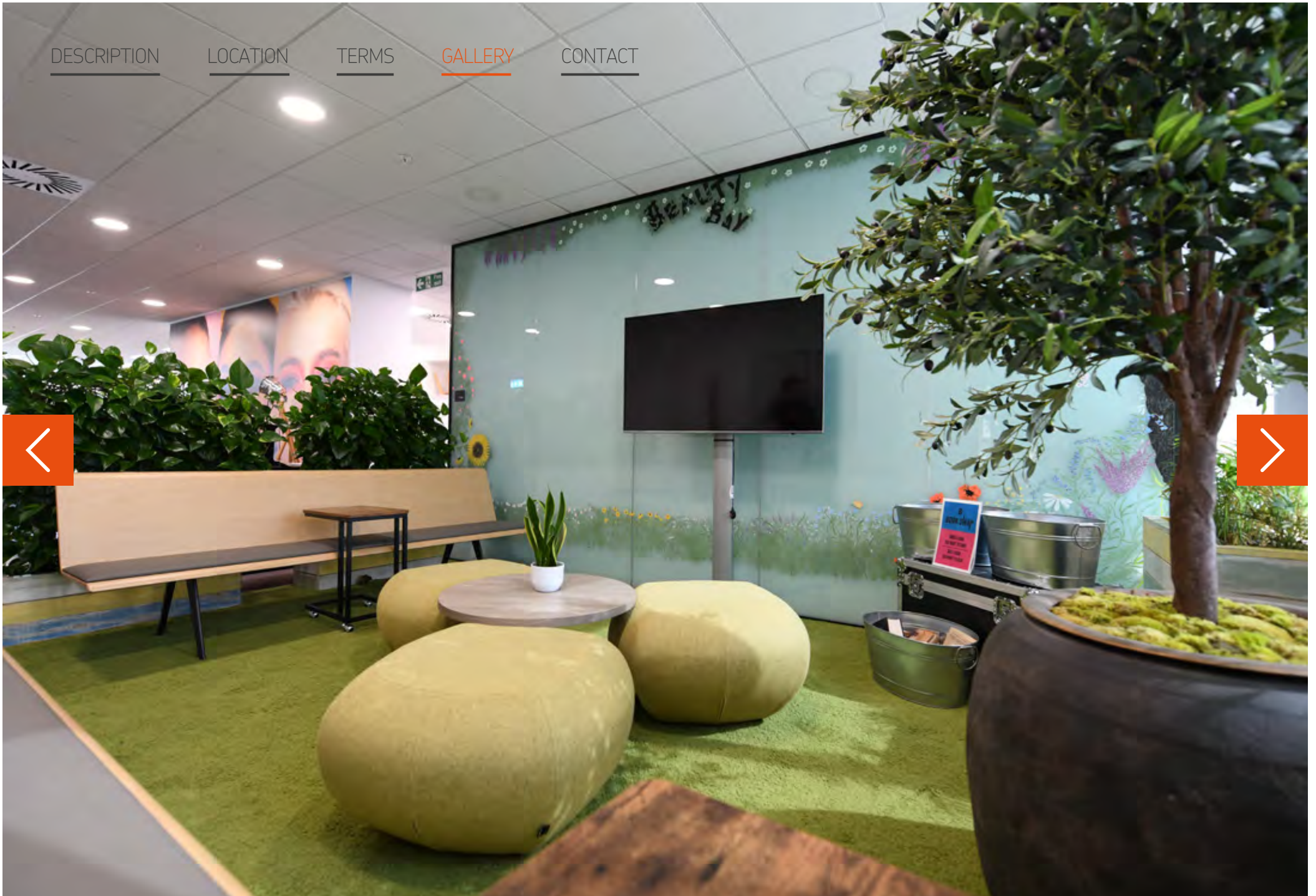
[DESCRIPTION](#)

[LOCATION](#)

[TERMS](#)

[GALLERY](#)

[CONTACT](#)



[CLICK HERE TO VIEW VIDEO >](#)

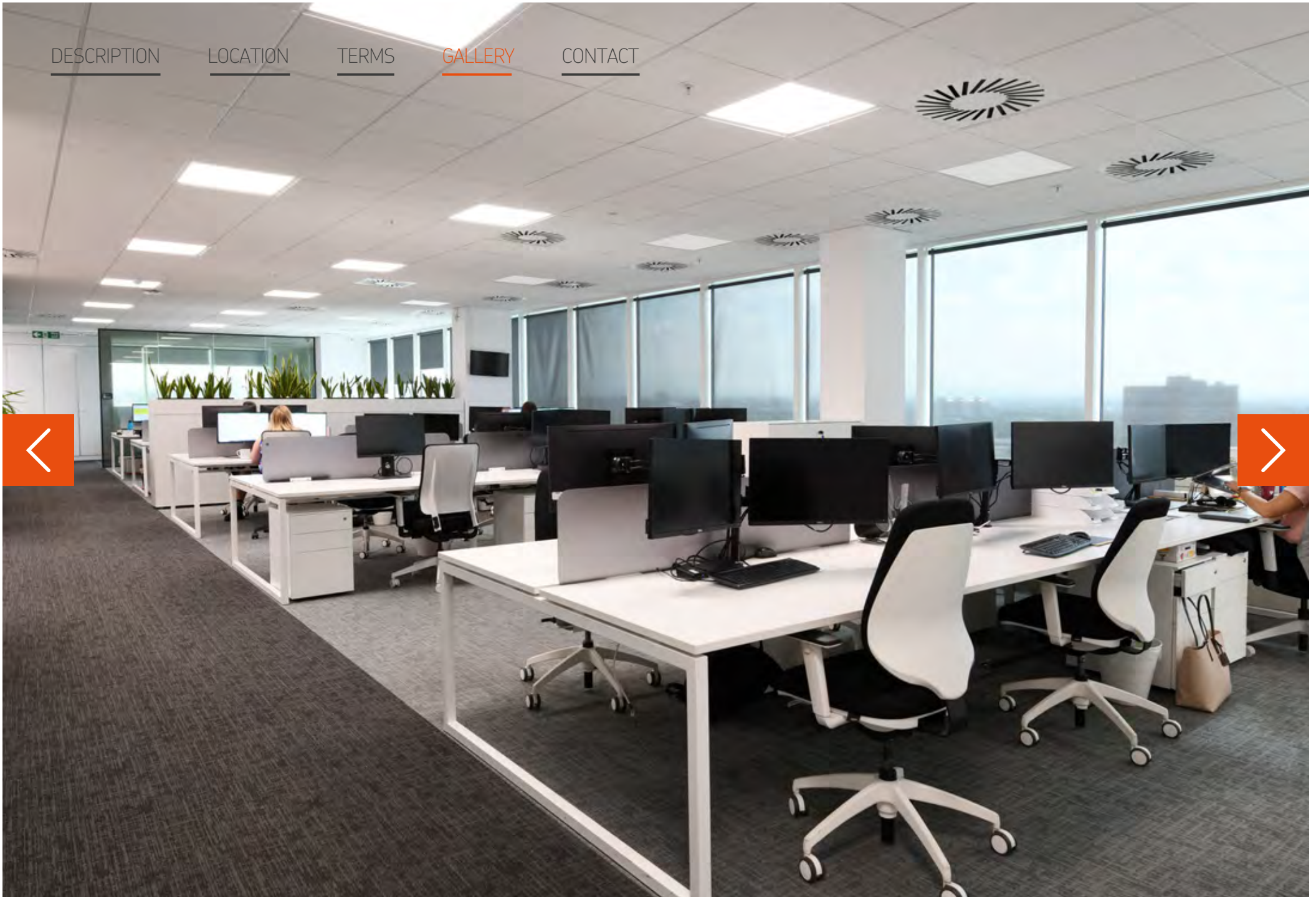
[DESCRIPTION](#)

[LOCATION](#)

[TERMS](#)

[GALLERY](#)

[CONTACT](#)



[CLICK HERE TO VIEW VIDEO >](#)

[DESCRIPTION](#)

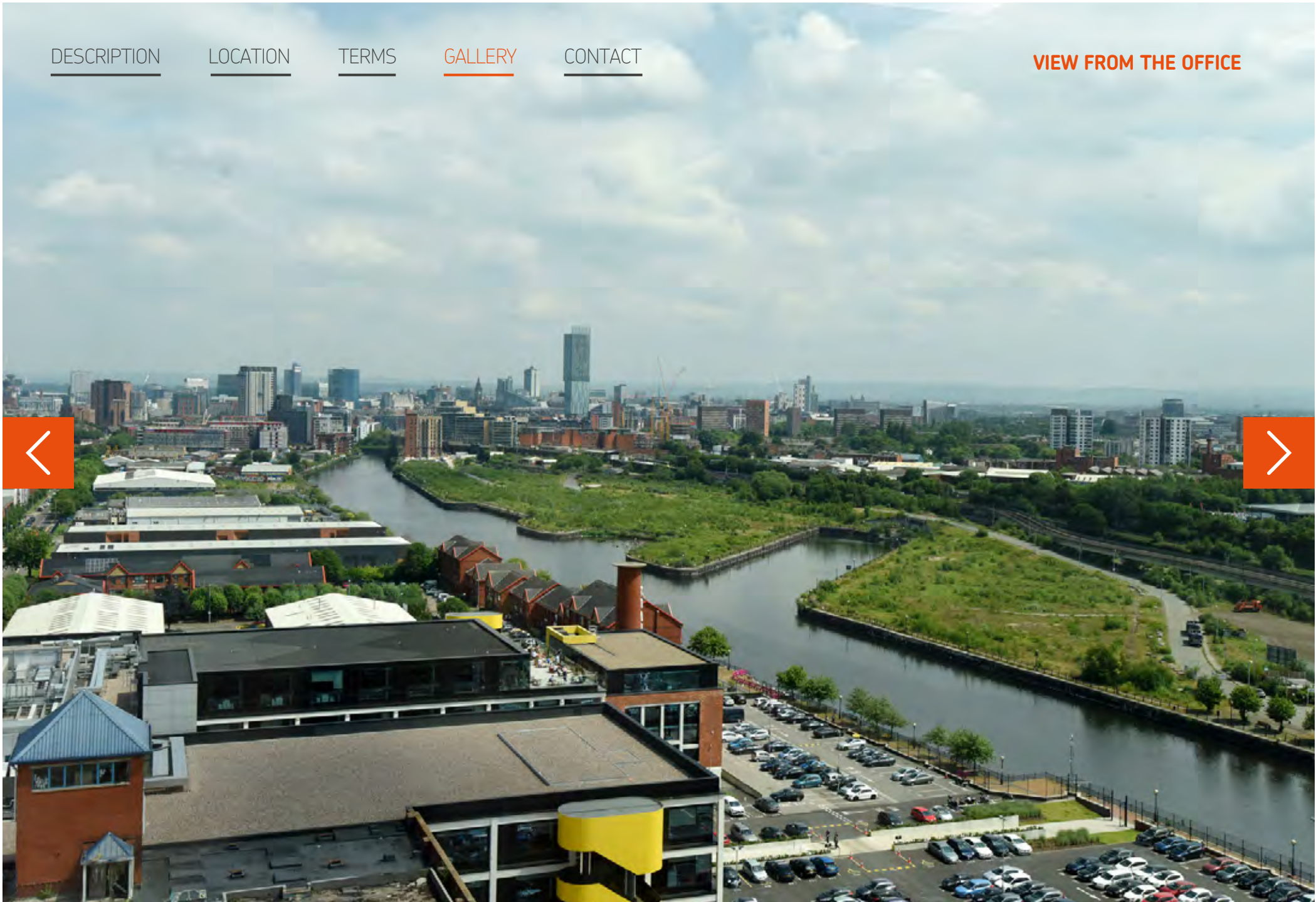
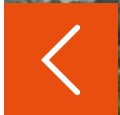
[LOCATION](#)

[TERMS](#)

[GALLERY](#)

[CONTACT](#)

[VIEW FROM THE OFFICE](#)



[CLICK HERE TO VIEW VIDEO >](#)

[DESCRIPTION](#)

[LOCATION](#)

[TERMS](#)

[GALLERY](#)

[CONTACT](#)



[CLICK HERE TO VIEW VIDEO >](#)

[DESCRIPTION](#)

[LOCATION](#)

[TERMS](#)

[GALLERY](#)

[CONTACT](#)



[CLICK HERE TO VIEW VIDEO >](#)

[DESCRIPTION](#)

[LOCATION](#)

[TERMS](#)

[GALLERY](#)

[CONTACT](#)



[CLICK HERE TO VIEW VIDEO >](#)

[DESCRIPTION](#)

[LOCATION](#)

[TERMS](#)

[GALLERY](#)

[CONTACT](#)



[CLICK HERE TO VIEW VIDEO >](#)

[DESCRIPTION](#)

[LOCATION](#)

[TERMS](#)

[GALLERY](#)

[CONTACT](#)



[CLICK HERE TO VIEW VIDEO >](#)

[DESCRIPTION](#)

[LOCATION](#)

[TERMS](#)

[GALLERY](#)

[CONTACT](#)



[CLICK HERE TO VIEW VIDEO >](#)

[DESCRIPTION](#)

[LOCATION](#)

[TERMS](#)

[GALLERY](#)

[CONTACT](#)

For further information or to arrange an inspection please contact:



Dominic Pozzoni

dominic.pozzoni@colliers.com

Conor Walmsley

conor.walmsley@colliers.com



James Dickinson

james@canningoneill.com

Amina Amri

amina@canningoneill.com

IMPORTANT NOTICE Colliers & Canning O'Neill gives 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 August 2017, photography updated October 2022.

 0161 387 7252

05 EXCHANGE QUAY
SALFORD QUAYS // M5 3EF

[CLICK HERE TO VIEW VIDEO >](#)