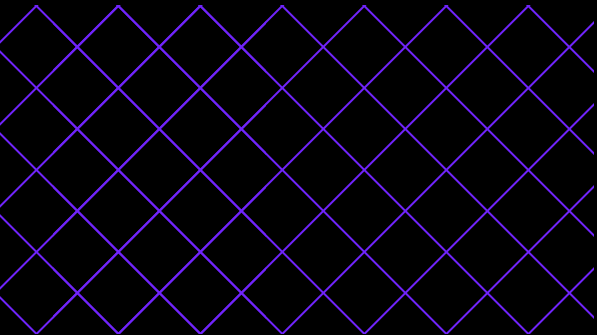


metro

**DESTINATION
WORKPLACE**



A nighttime photograph of a modern office building with a brick and glass facade. The word 'metro' is visible on the upper part of the building. The scene is illuminated by streetlights and building lights, with long light trails from traffic in the foreground. A purple diamond-shaped grid pattern is overlaid on the right side of the image.

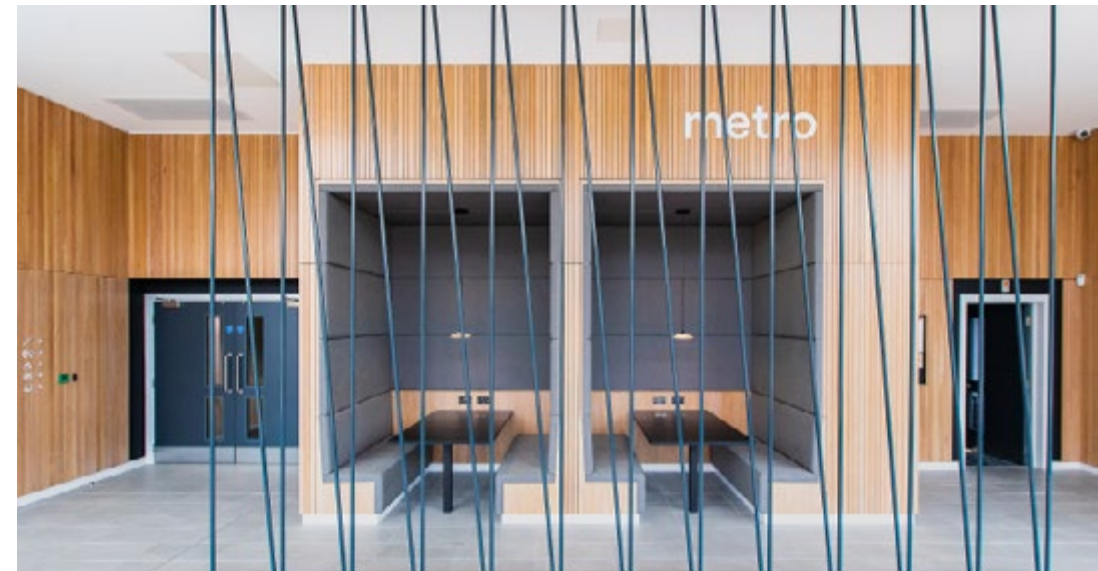
ARRIVE AT THE QUAYS



FINISHED TO THE HIGHEST STANDARDS.

/// Metro is a newly refurbished, prominent office building that provides high quality, sustainable offices designed to satisfy the most discerning occupier. The last remaining suite is located on the fourth floor which has a flexible open plan floor-plate.

Adjacent to Exchange Quay tram-stop, Metro provides unrivalled connectivity for occupiers looking for accommodation with convenient transport accessibility.





A BRAND NEW RECEPTION.

/// The new reception and business lounge refurbishment has been designed with style and quality in mind and will suit occupiers looking for that something extra for both employees and clients.

A feature seating area provides occupiers and guests with additional break-out space as well as an alternative waiting area.

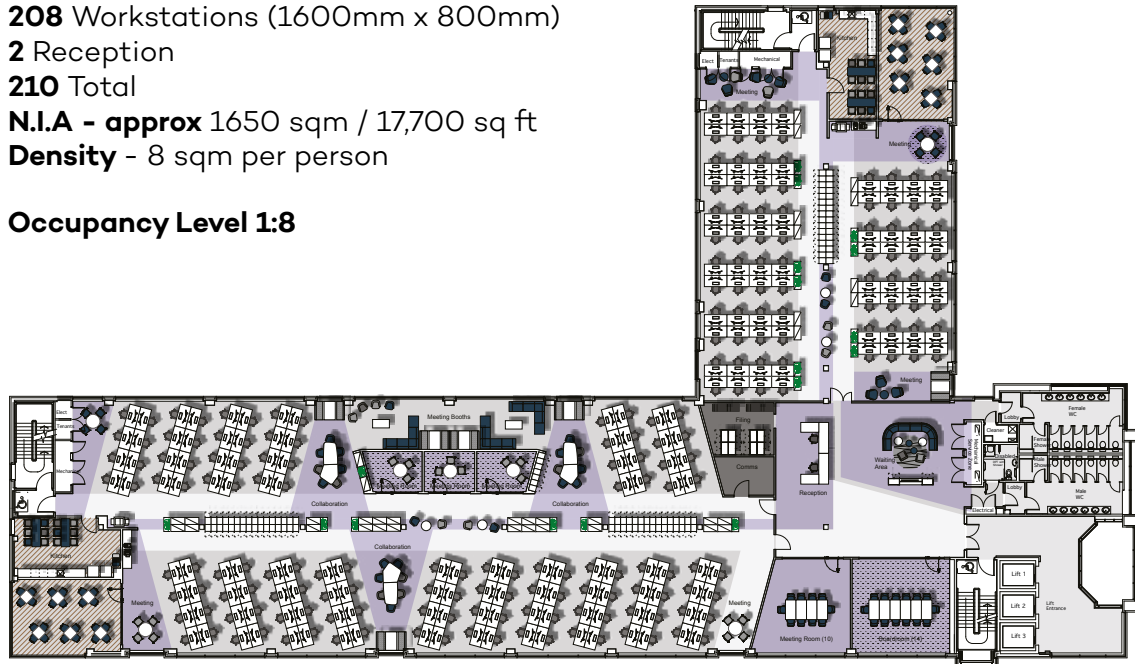


A DESTINATION WORKPLACE

17,700 SQFT OF PREMIUM OFFICE SPACE AVAILABLE OVER SINGLE FLOOR PLATE.

208 Workstations (1600mm x 800mm)
2 Reception
210 Total
N.I.A - approx 1650 sqm / 17,700 sq ft
Density - 8 sqm per person

Occupancy Level 1:8



Building Amenities

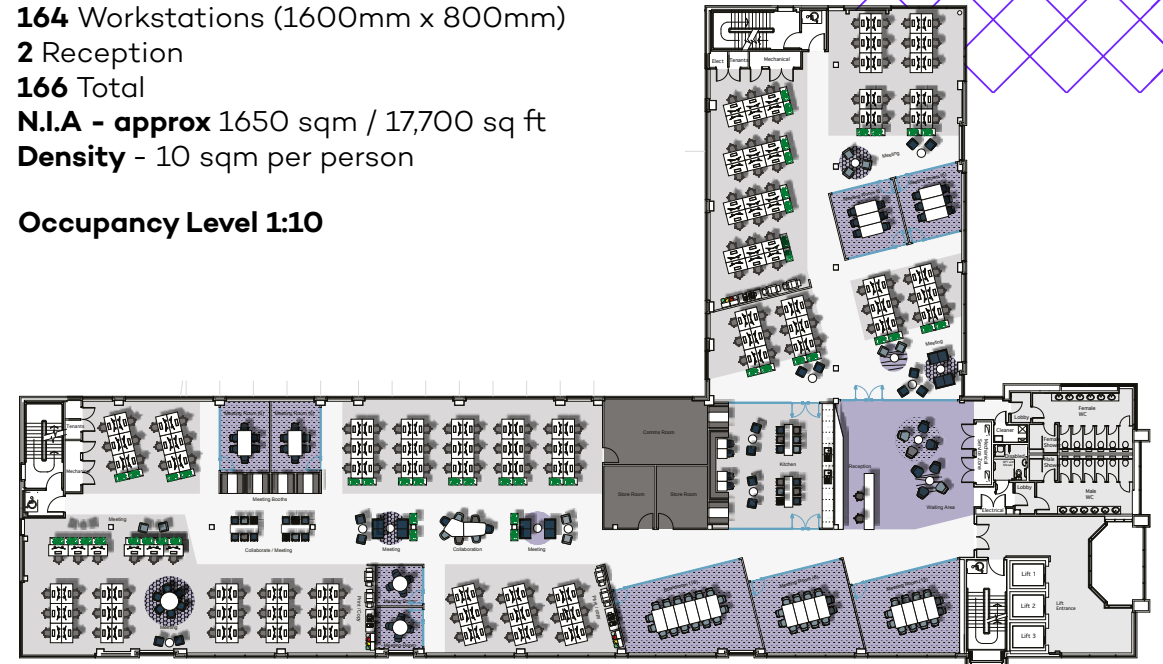
- Full height feature atrium with double height reception
- New communal business lounge
- 3 communal showers on ground floor with comprehensive changing facilities and lockers
- Awarded a Post Construction BREEAM 'Excellent' rating
- Fully DDA compliant
- Intelligent building management system
- 24hr Security
- 3 x 13 person passenger lifts
- Dedicated bicycle and motorbike parking
- Parking ratio 1:313 sq ft

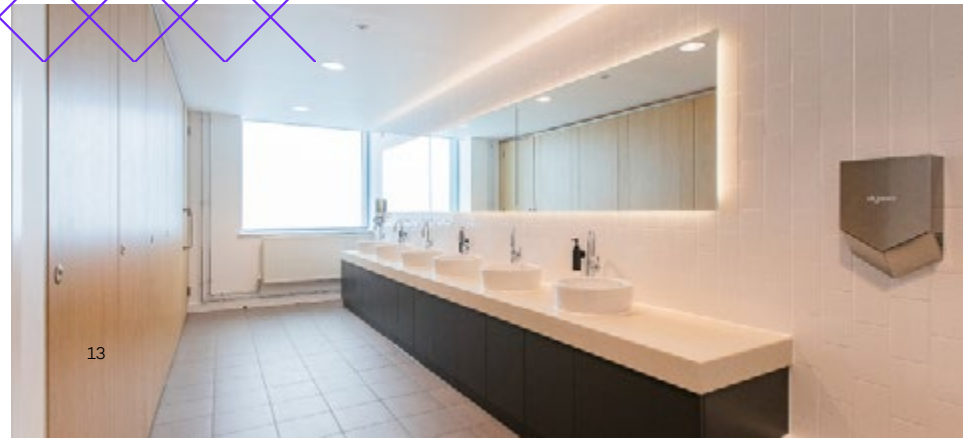
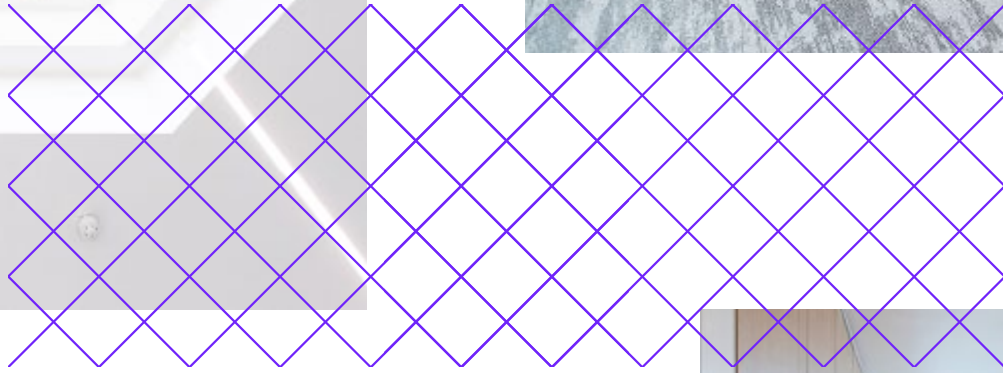
Office Specification

- Full access raised floors
- 4 pipe / 2 pipe fan coil air conditioning designed to an occupancy level of 1 person / 6 sq m
- 2.8m finished floor to ceiling height
- Suspended ceilings incorporating LG7 compliant lighting with motion sensors
- Male & Female WC's on all floors
- 3 demised showers

164 Workstations (1600mm x 800mm)
2 Reception
166 Total
N.I.A - approx 1650 sqm / 17,700 sq ft
Density - 10 sqm per person

Occupancy Level 1:10





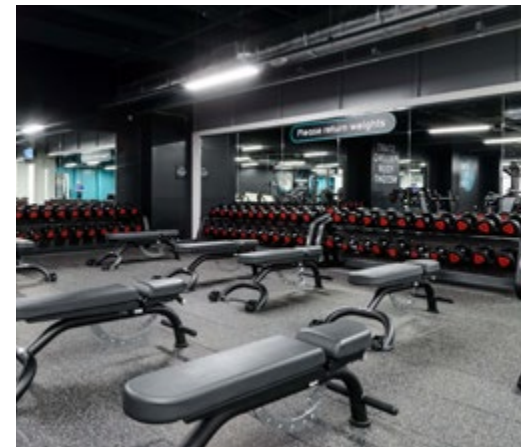
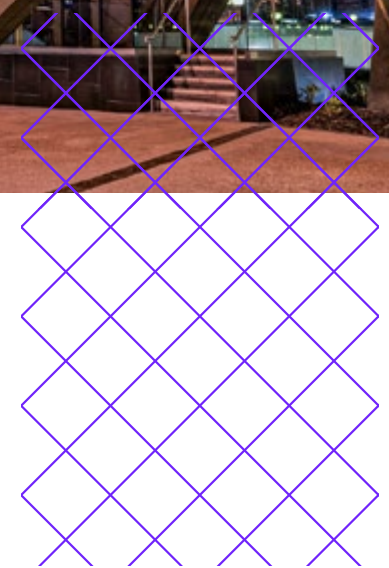
A DESTINATION PLACE



WELCOME TO SALFORD QUAYS.

/// Metro occupies a highly prominent position at the entrance to Salford Quays.

The area is now home to a thriving commercial centre endorsing the benefits of Salford Quays as an office location and bringing with it additional infrastructure and retail and leisure enhancements.



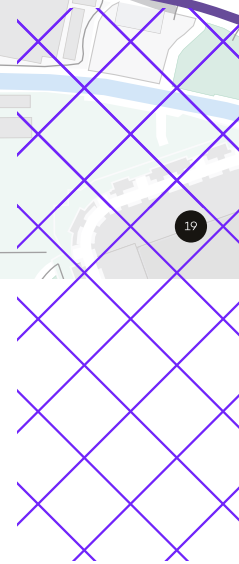
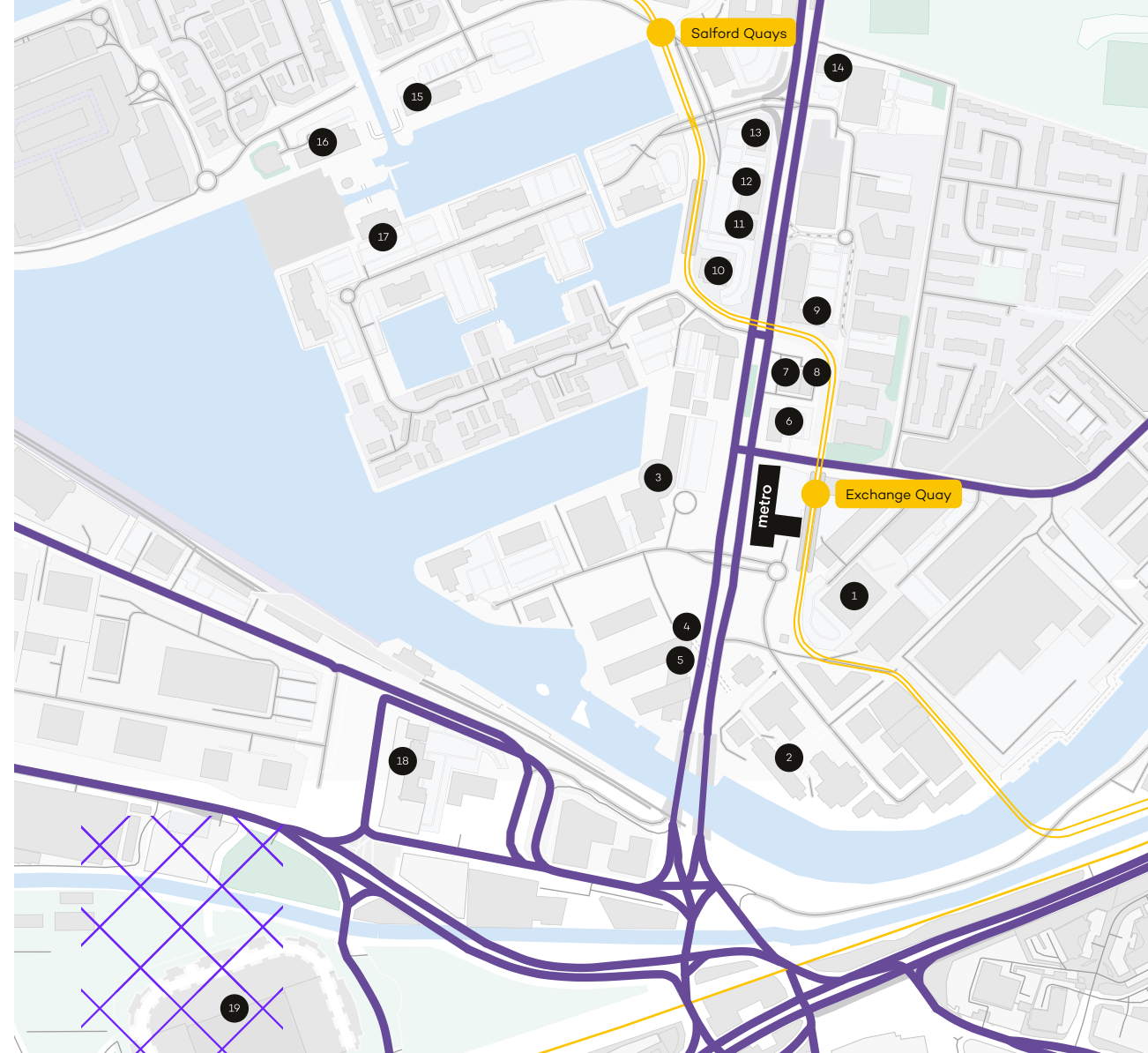


UNBEATEN ACCESS AND AMENITY.

/// Within a short walk there is an extensive range of restaurants, hotels, shops, bars and sporting facilities.



- Within 20 minutes drive of Manchester International Airport
- Adjacent to Exchange Quay Metrolink Station, 15 minutes to Manchester's city centre and 14 minutes to Media City
- Rapid access to the regional motorway network
- Numerous bus services available within close proximity



- | | |
|------------------------------|---------------------------------|
| 01. Puregym | 11. Frankie & Benny's |
| 02. Cafe on the Quay | 12. Chiquito |
| 03. Copthorne Hotel | 13. Shahi Masala |
| 04. COOP | 14. Tesco Express |
| 05. Cult & Coffee | 15. Beefeater Quay House |
| 06. East West Express | 16. Watersports Centre |
| 07. Shell | 17. Holiday Inn Express |
| 08. Subway | 18. Premier Inn |
| 09. Hotel Iris | 19. Old Trafford |
| 10. Matchstick Man | |

FANTASTIC RELATIONSHIPS WITH THE WIDER CITY.



Within 1 hours travel of Manchester there are 22 universities, enabling Manchester to attract talent from major cities such as Liverpool, Sheffield and Leeds.



Top university courses include Business Finance & Management, Computer Science, Mathematics, Law and Engineering & Technology



Manchester has the largest travel-to-work catchment area of any regional city and a young and growing population, meaning Manchester provides a constant stream of talent.



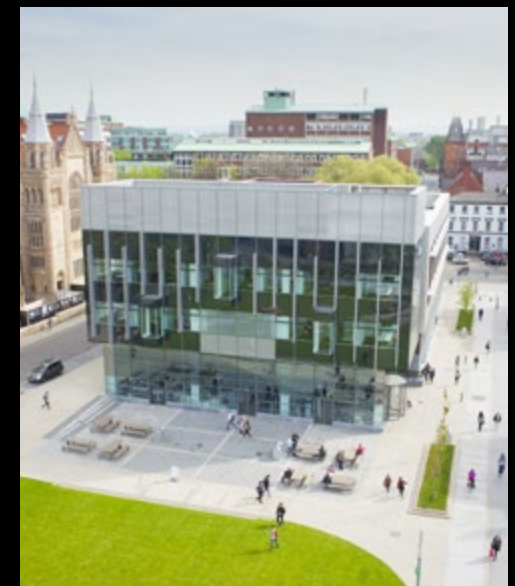
Manchester is home to the UK's largest regional international airport and at the heart of the UK's motorway network.



60% of all UK consumers are within a 2 hour drive of Manchester.



Circa 100,000 students in Greater Manchester with a 66% retention rate.



/// Overall this means businesses based here can serve a large customer base from Manchester, access a wide talent base and connect to global offices with ease.

ARRANGE A VIEWING.

For further information, and quoting terms please contact the letting agents.

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