

# ELM COURT

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M60 junction 16 | M27 8FF  
office park

A prime location for business

enter\_



## about\_

Located just off the M60 Manchester orbital motorway, M60 Office Park offers a mixture of high quality offices along with Grade A headquarter type buildings. The Park is set in a landscaped environment with extensive onsite amenities, easy access and generous parking.

[www.m60officepark.co.uk](http://www.m60officepark.co.uk)



[back](#) [next](#)

## description\_

Elm Court is a detached headquarter style building finished to a Grade A standard with high quality fittings throughout.

**Total building size**  
**23,502 sq ft/2183.5 sqm**

## specification\_

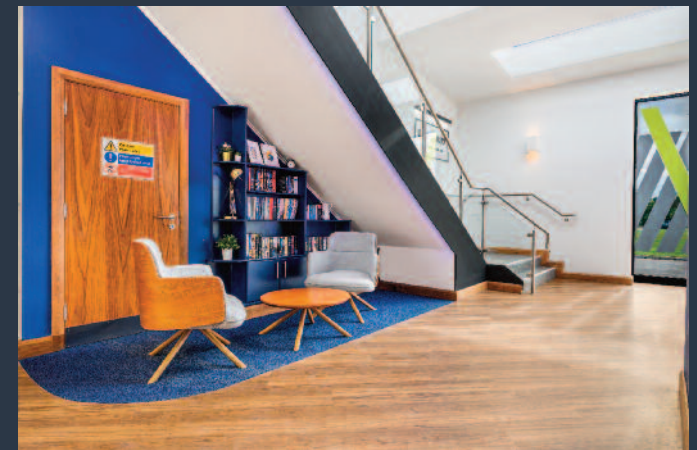
- \_ Grade A
- \_ DDA compliant
- \_ Raised access floors
- \_ New air conditioning system
- \_ New carpets throughout
- \_ New flat panel LED lights
- \_ EV Charging
- \_ Passenger lift
- \_ Generous parking, 100 spaces



## availability\_

Ground Floor	7,501 sqft
First Floor	7,568 sqft
2nd Floor	7,586 sqft
<b>Whole Building</b>	<b>23,502 sqft</b>

## Elm Court gallery \_



## Elm Court gallery \_



## onsite amenities \_

Live well and work well with our onsite amenities. At M60 Office Park we offer the following:

- \_ Coffee shop with FREE Wifi
- \_ Fully equipped gym with showers and changing facilities
- \_ Landscaped green amenity areas with picnic tables
- \_ Manned security and 24 hr CCTV
- \_ “Cycle hub” safe bicycle store for tenant bikes



## Amenity Hub gallery \_



## local amenities \_

- \_ Gated access to walking trail leading to Clifton Country Park
- \_ Good food pubs – The Robin Hood and The Golden Lion situated across the road on the A666
- \_ Nearby Swinton Town Centre is the seat of local Government for Salford Council and includes major Supermarkets and Banks
- \_ Accommodation including Premier Inn and Worseley Marriott 5\* within a 5 minute drive time.
- \_ High quality childcare in new state of the art facilities at Kids Planet







# M60 office park

[about](#)
[description](#)
[gallery](#)
[amenities](#)
[location](#)
[floor plans](#)
[contact](#)

[detailed map](#)
[bus route](#)



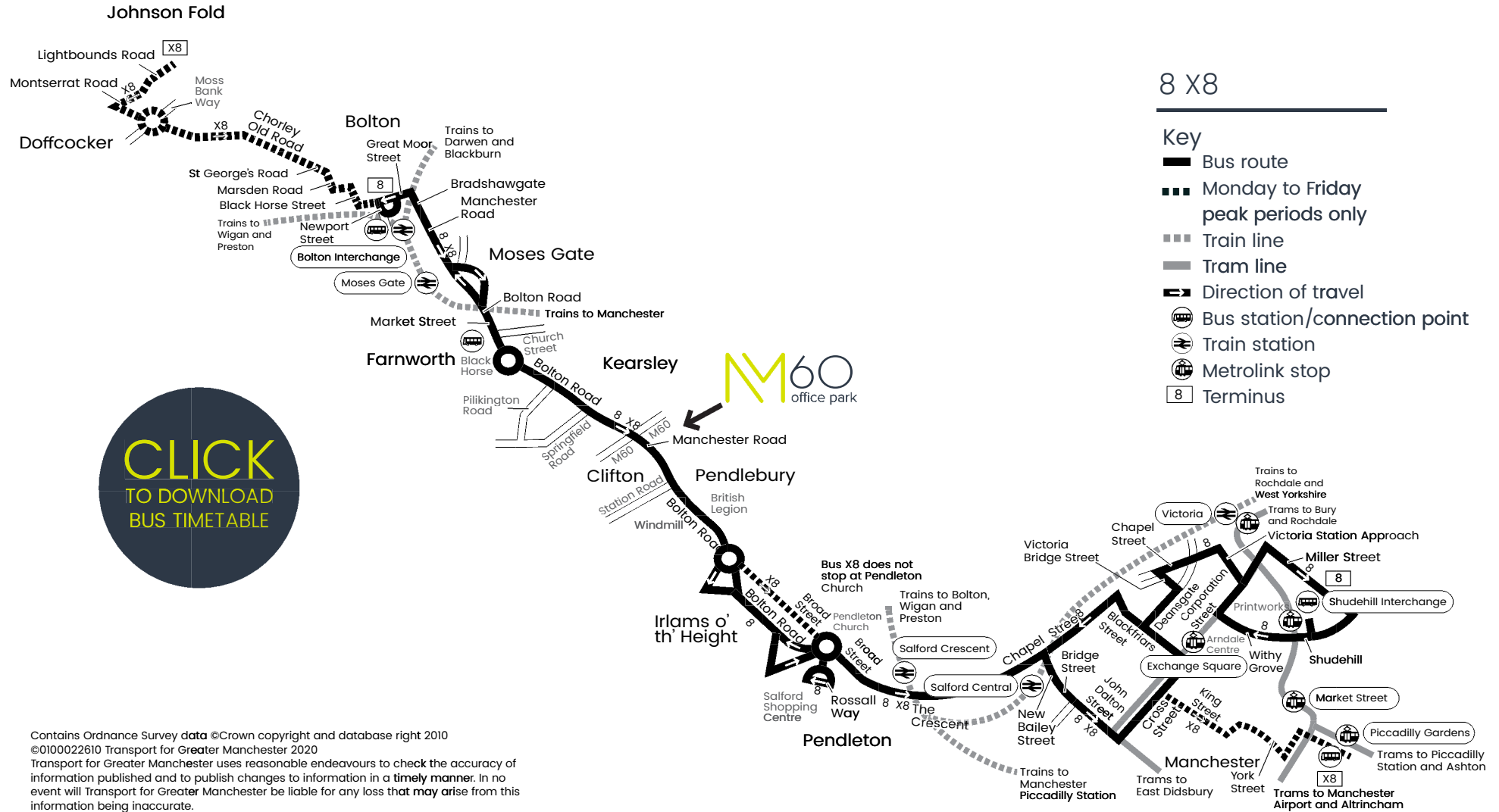
[www.m60officepark.co.uk](http://www.m60officepark.co.uk)


**Click for 360° VIRTUAL TOUR of Elm Court**


**Click for VIDEO TOUR of Elm Court**


**Click for VIDEO TOUR of the Amenity Hub**

[back](#) [next](#)



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## ground floor example layout medium density occupation

- \_ 64 workstations
- \_ 6 x 8 person meeting rooms
- \_ 1 x 10 person meeting rooms
- \_ Breakout area with kitchenette
- \_ Reception area

## availability

Ground Floor	7,501 sqft
First Floor	7,568 sqft
2nd Floor	7,586 sqft
Whole Building	<b>23,502 sqft</b>



## 1st floor example layout low density occupation

- \_ 34 workstations
- \_ 2 x 8 person meeting rooms
- \_ 1 x 4 person meeting rooms
- \_ Breakout area with 1 x kitchenette

## availability

Ground Floor	7,501 sqft
First Floor	7,568 sqft
2nd Floor	7,586 sqft
Whole Building	<b>23,502 sqft</b>

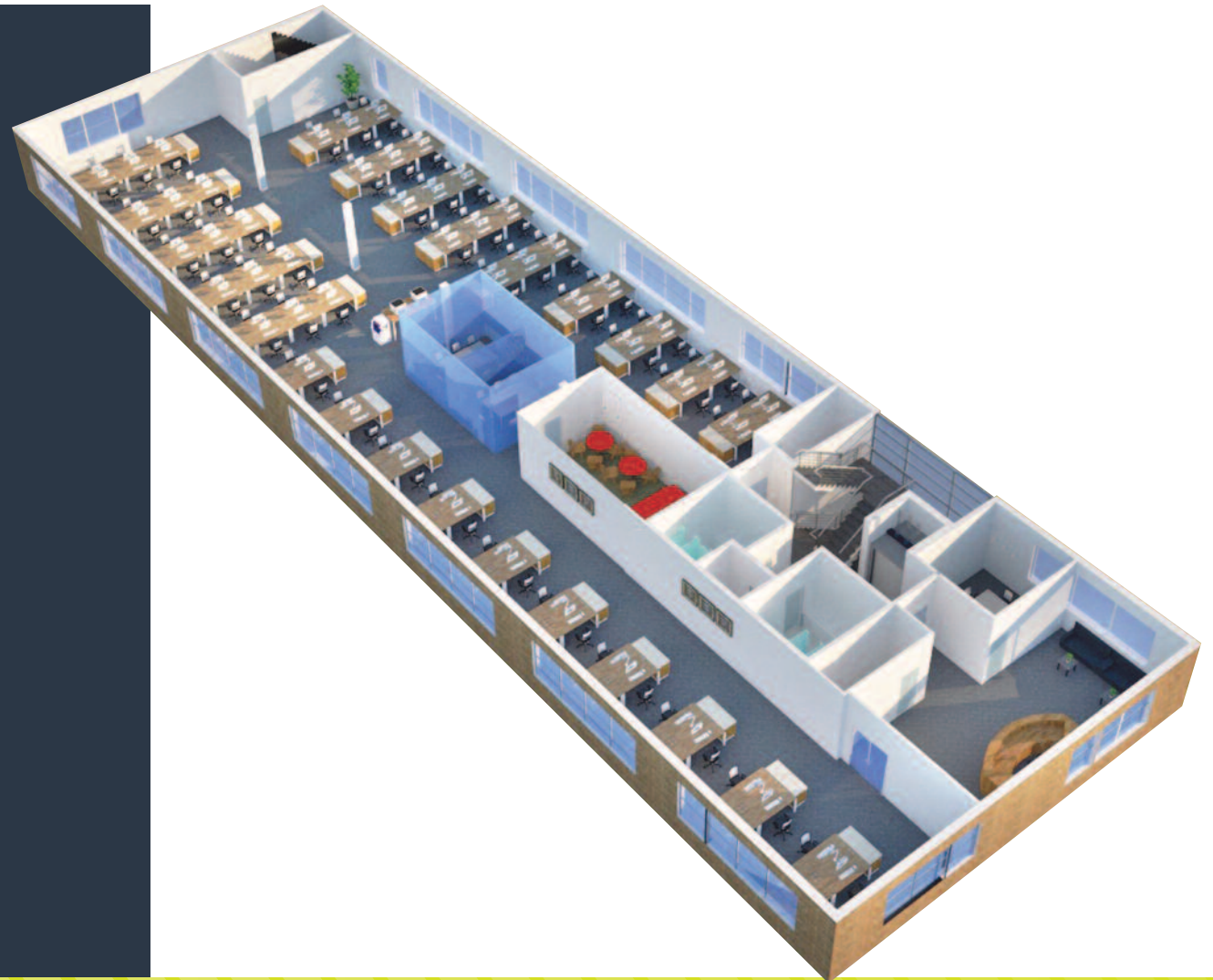


## 2nd floor example layout high density occupation

- \_ 116 workstations
- \_ 2 x 8 person meeting rooms
- \_ 1 x 4 person meeting rooms
- \_ Breakout area with 1 x kitchenette
- \_ Reception area

## availability

Ground Floor	7,501 sqft
First Floor	7,568 sqft
2nd Floor	7,586 sqft
Whole Building	<b>23,502 sqft</b>



M60 office park is located in the Borough of Swinton which is the seat of Local Government for Salford City Council\_

60% green space, 18 sq miles of countryside and parks, 6 waterways, 30 miles of rivers and canals, 112 ponds and lakes, 14 waterway bridges Britains largest inland waterway, Greater Manchester 1st public lending libraries, a world-class arts and theatre complex attracting over 1 million visitors per year, 20 minutes from Manchester city centre, 1 potential world heritage site, 1 super league rugby club, 1 leading UK university, over 150 big names companies, the UK's Triathlon World Cup, 220,000 citizens... and 3 ghosts

managed by \_



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