



**METROPLEX**  
BUSINESS PARK

Salford Quays, Manchester

**GREATER MANCHESTER'S PREMIER MEDIA AND URBAN LOGISTICS BUSINESS PARK**

# Welcome to **METROPLEX**

Metroplex Business Park is comprised of 24 warehouse and business units within a secure landscaped environment.

In the last 4 years the site has received substantial investment which enhances the occupier experience. This extends to upgraded security, redesigned access and entrances, modern landscaping, branding and wayfinding.



**24 UNITS COMBINED  
SIZE OF 353,303 SQ FT**



**SUBSTANTIAL INVESTMENT  
IN THE LAST 4 YEARS**



## Fantastic Benefits



**AN ABUNDANCE OF  
CAR PARKING**



**MODERN AND  
WELL LANDSCAPED  
ENVIRONMENT**



**A SECURE ESTATE, WITH  
A STEEL GALVANISED FENCE  
AND ELECTRIC GATES**



**STEEL PORTAL  
FRAME UNITS**



**UNITS REFURBISHED TO  
A HIGH STANDARD**



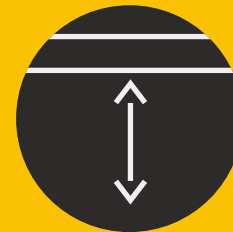
**AMENITIES WITHIN  
WALKING DISTANCE**



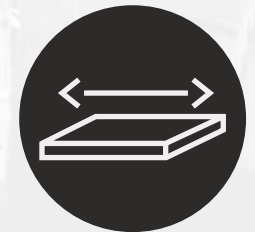
**ALL UNITS HAVE LEVEL  
ACCESS LOADING**



**A RANGE OF  
OFFICE CONTENTS**



**MINIMUM CLEAR  
HEIGHTS 6M**



**LARGE CONCRETE  
YARDS**

# Local Occupiers



MediaCityUK  
BBC ITV University of Salford MANCHESTER

Bupa

DLG AUTO SERVICES

SCENT GLOBAL

JCDecaux

vodafone

EDMUNDSON ELECTRICAL

Hettich

sodexo

Virgin media

BSS

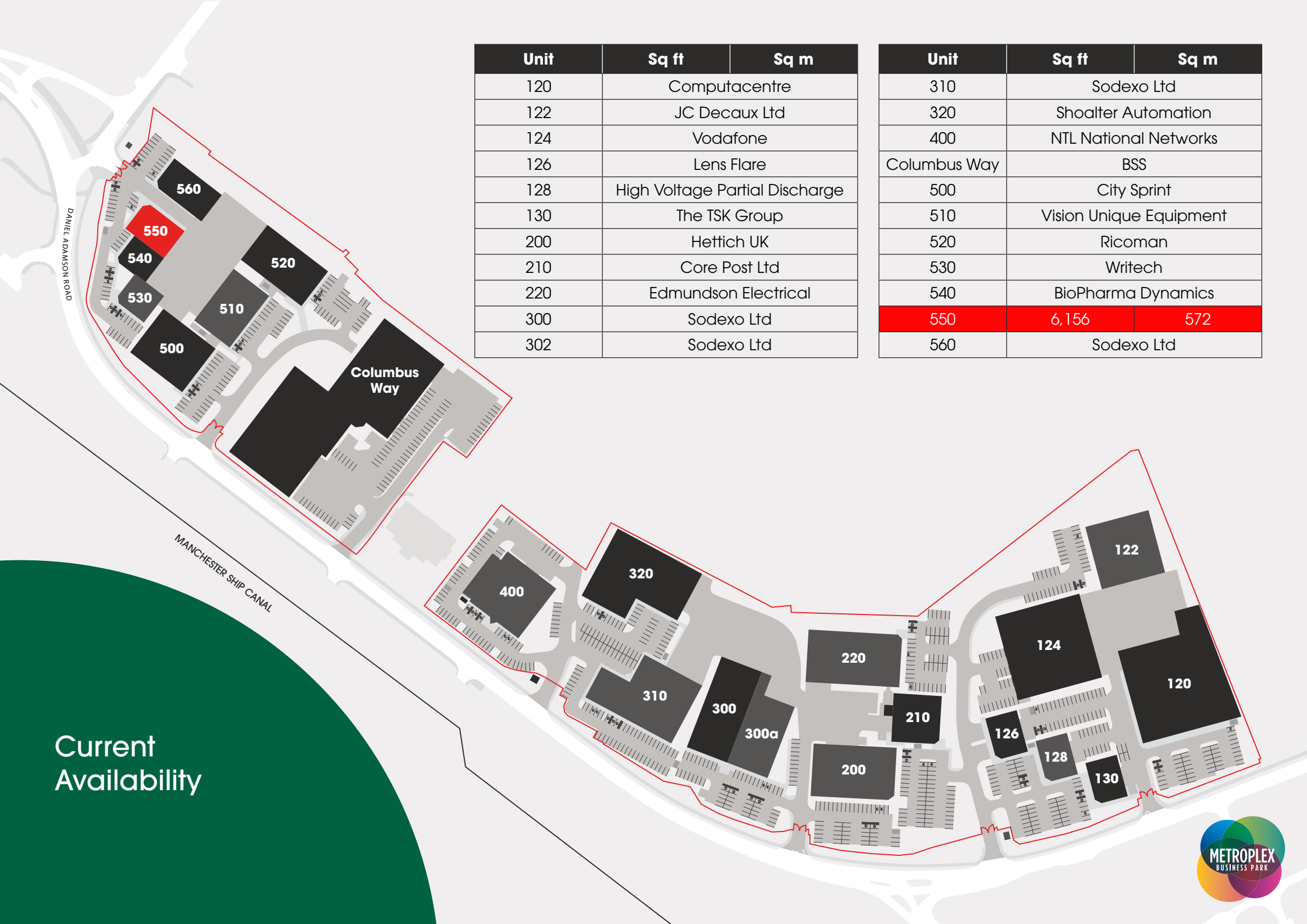
VUE

Futureworks

SWISS POST

SEVEN BROTHERS BREWING CO.



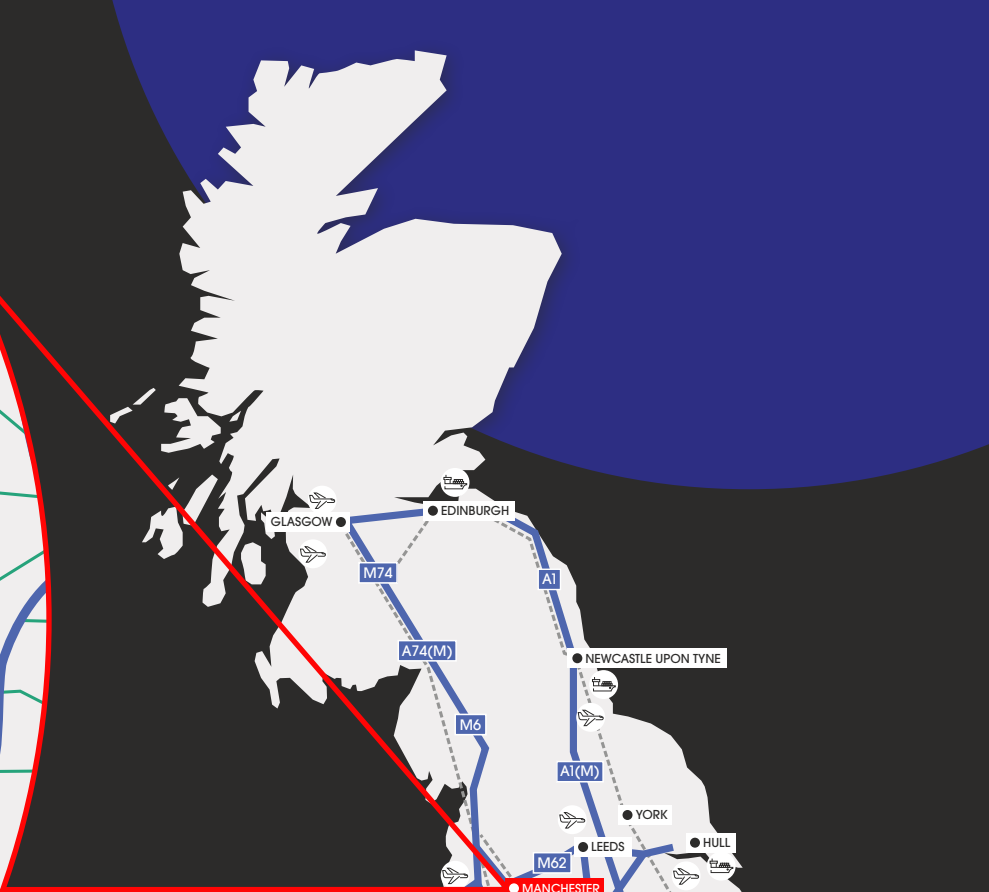


Unit	Sq ft	Sq m
120		Computacentre
122		JC Decaux Ltd
124		Vodafone
126		Lens Flare
128		High Voltage Partial Discharge
130		The TSK Group
200		Hettich UK
210		Core Post Ltd
220		Edmundson Electrical
300		Sodexo Ltd
302		Sodexo Ltd

Unit	Sq ft	Sq m
310		Sodexo Ltd
320		Shoalter Automation
400		NTL National Networks
Columbus Way		BSS
500		City Sprint
510		Vision Unique Equipment
520		Ricomani
530		Witech
540		BioPharma Dynamics
<b>550</b>	<b>6,156</b>	<b>572</b>
560		Sodexo Ltd

Current Availability





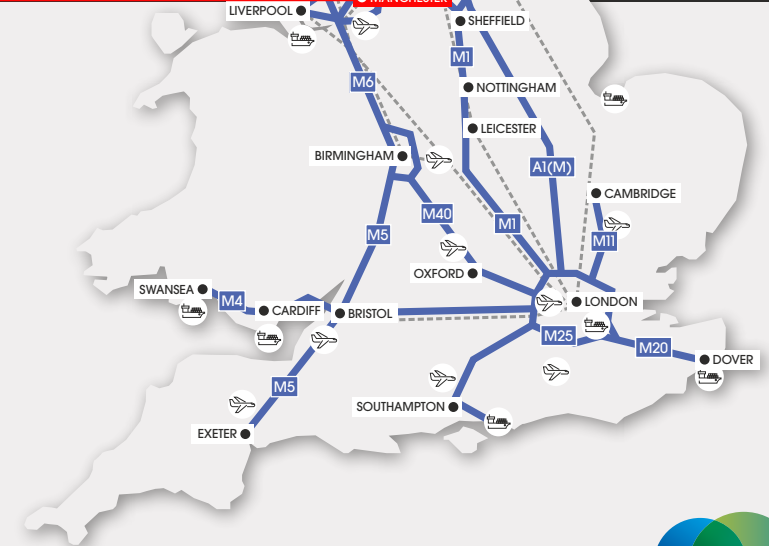
## Location

Metroplex Business Park is situated in a strategic position, within 1 mile of both Junctions 2 & 3 of the M602. This in turn provides excellent connectivity to the rest of the national motorway network.



## Drive Distances

Location	Distance
J3 M602	1.5 miles
Trafford Park	1.5 miles
J12 M62	3.5 miles
Manchester CC	3.5 miles
Manchester Airport	11 miles
Liverpool	31 miles
Sheffield	41 miles
Leeds	48 miles
Birmingham	90 miles
London	205 miles



# Situation

The estate is located on Broadway in Salford, Manchester. Broadway benefits from excellent access to Junction 3 of the M602, and to Manchester Centre via the A57 Regent Road, which lies within approximately 3 miles of the estate. The estate also benefits from being directly opposite MediaCity and having excellent access to neighbouring Trafford Park, which provides immediate access to the M60 motorway via Junctions 9 or 10.



**J3 M602**  
**1.5 MILES**



**MANCHESTER CITY CENTRE**  
**3.5 MILES**







## Amenities

Both Salford Quays and MediaCity are within walking distance. MediaCity is home to the BBC and ITV and other media businesses. MediaCity also offers a host of amenities and wellness opportunities including restaurants, gyms, bars and cafés.



GRINDSMITH  
MEDIA CITY  
11 MINS

THE DOCKYARD  
MEDIA CITY  
11 MINS

SAINSBURY'S LOCAL  
MEDIA CITY  
11 MINS

THE BOTANIST  
MEDIA CITY  
15 MINS

PREMIER INN  
SALFORD QUAYS  
22 MINS



## Further Information

A dedicated landlord team is in place for all tenant needs.

A full design team is also available to provide detailed proposals to potential occupiers. To view current availability please contact the sole agent BC Real Estate.

All Enquiries

Asset Managed by

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