

# 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.

## 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
Whole Building	23,502 sqft

## 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
- \_ Gigabit internet infrastructure



## Amenity Hub gallery\_



## Internet Access Solution\_

M60 Office Park provides the business park with multiple Gigabit Leased Line Ethernet infrastructure terminating into different buildings using separate carrier networks. Utilising two separate carrier networks that have different fibre exit paths leaving the business park, was and is the key to providing true diversity, ensuring the availability of service to the tenants is at 99.99%.

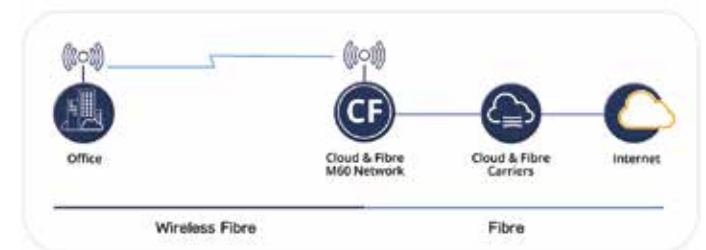
Using 60GHz Microwave Radios with a throughput speed of 2.5Gb/sec, we distribute the bandwidth to all the remaining buildings which provides unrivalled resilient internet access compared to traditional options available.

Powering the core network is resilient Cisco architecture that is present in private server cabinets within each of the buildings comms rooms. We present the secure private service to each tenant via a single ethernet cable into their office with or without a managed router and fixed IP addressing if required.

Monitored 24/7 with a 5 day installation lead time, our network is a perfect replacement to existing ADSL, Fibre Broadband or traditional Leased Lines service that a current or new tenant might be used to.

Our Internet Access Solution gives the M60 Business Park tenants\_

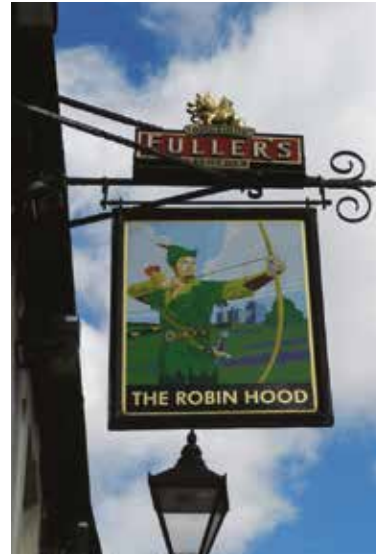
- Synchronous internet bandwidth options from 50Mb to 1Gb
- Low Latency Guarantee which is perfect for VOIP & SIP
- A guaranteed availability uptime of 99.99%
- Uncontended Private Bandwidth
- In-built connectivity resilience to your office using multiple carrier network
- Contract length options starting from 30 days
- 5 Day installation Lead Time
- Multiple Public IP's if required
- 48 Hour upgrades to higher bandwidth speeds
- Short term bandwidth increases available where needed
- 24/7 Monitoring and UK Customer Support





## 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

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



**drive time\_**

Bolton	-	16 mins
Bury	-	19 mins
Manchester	-	20 mins
Preston	-	44 mins
Liverpool	-	56 mins
Warrington	-	38 mins
Rochdale	-	20 mins
Stockport	-	27 mins

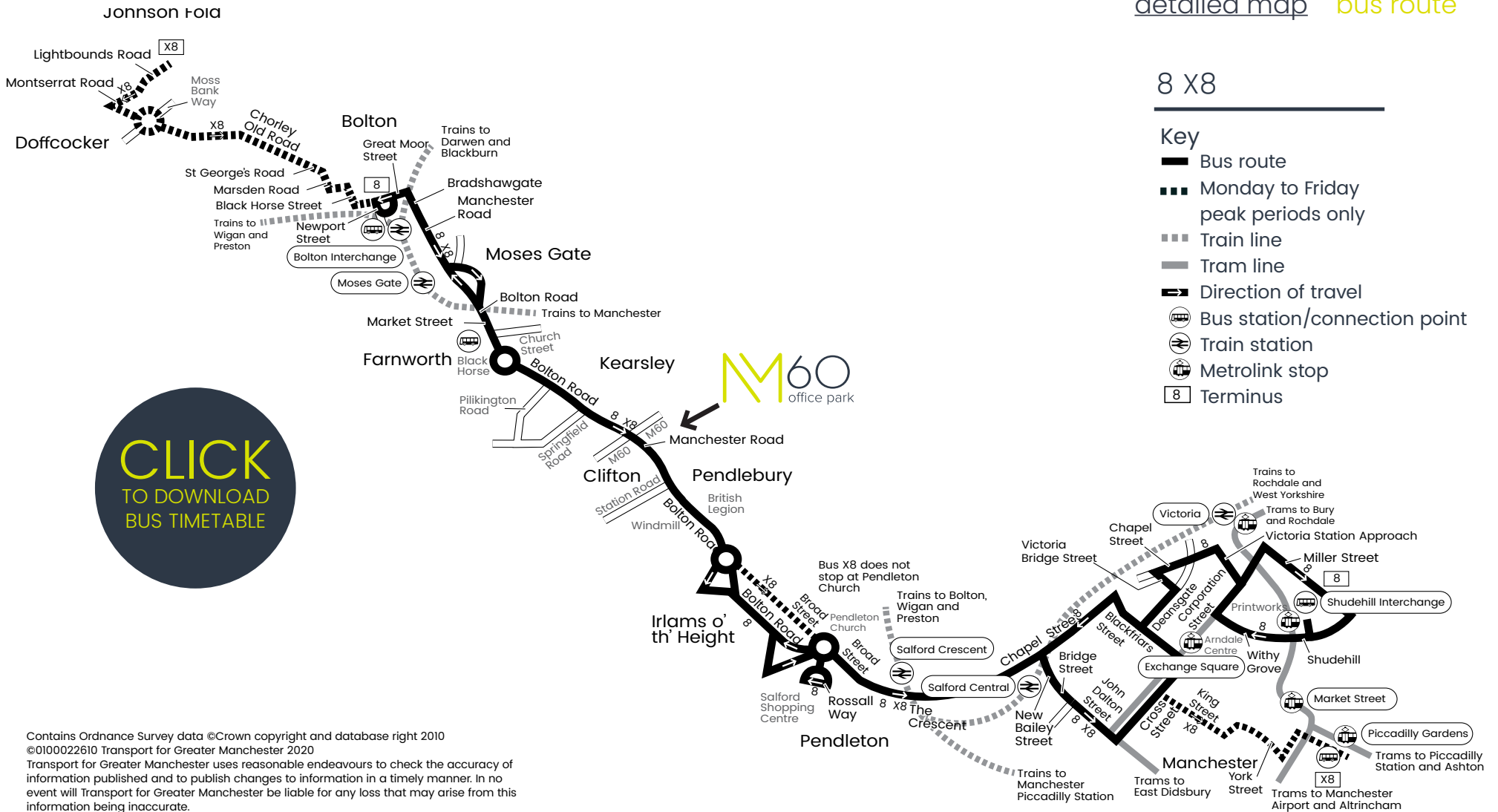
[www.m60officepark.co.uk](http://www.m60officepark.co.uk)

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

 **Click for VIDEO TOUR of Elm Court**

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

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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	
Suite A	3,999 sqft
Suite B	3,569 sqft
Whole Building	23,502 sqft



## 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	
Suite A	3,999 sqft
Suite B	3,569 sqft
Whole Building	23,502 sqft



## 2nd floor actual layout

### Suite A

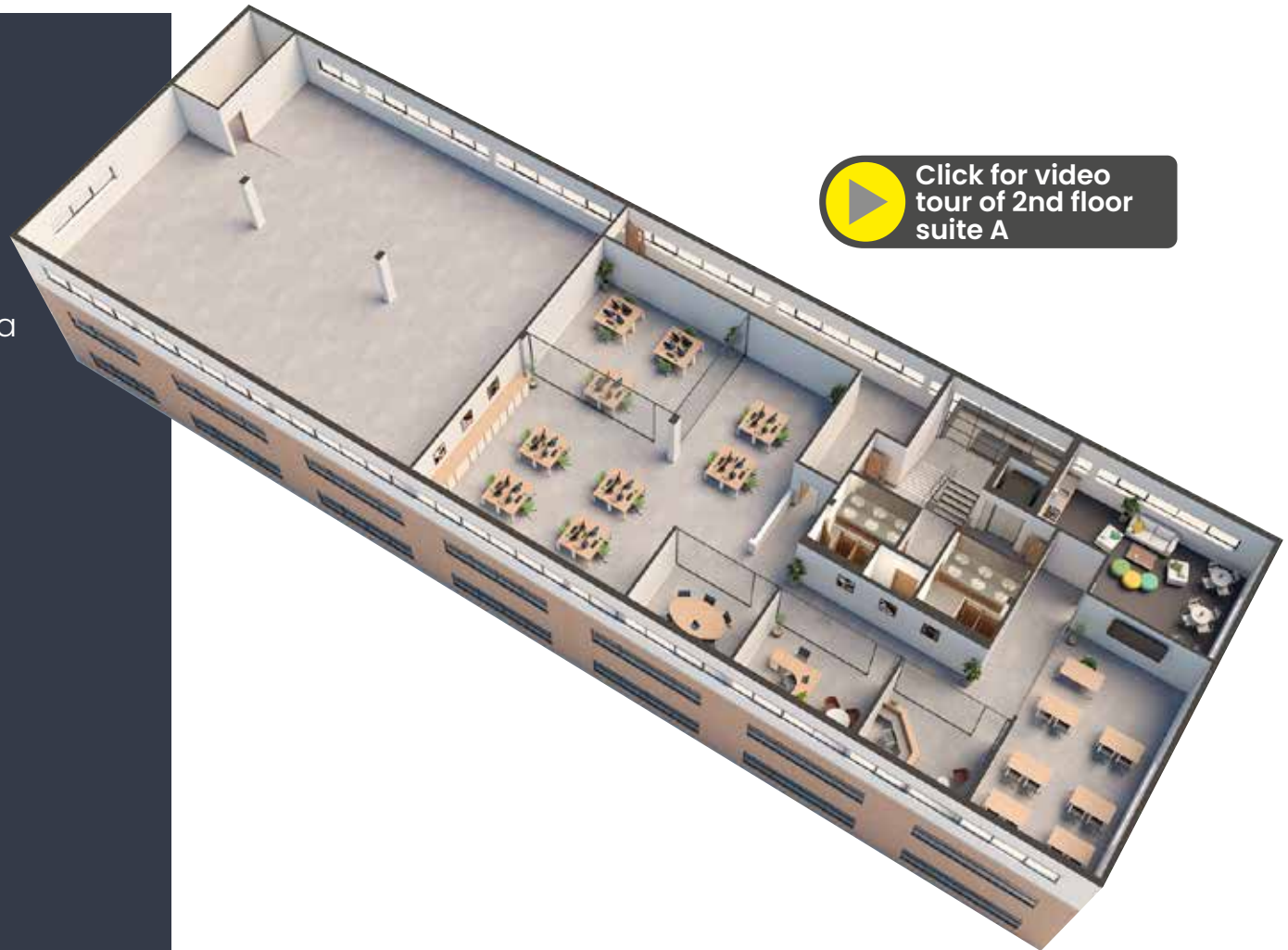
- \_Partially fitted with furniture
- \_Kitchen with dining and break out area
- \_2 x boardroom/training rooms
- \_3 x 2 person offices
- \_Fully cabled for power and data

### Suite B

- \_Not fitted

## availability\_

Ground Floor	7,501 sqft
First Floor	7,568 sqft
2nd Floor	
Suite A	3,999 sqft
Suite B	3,569 sqft
Whole Building	23,502 sqft



Join our growing business community, companies currently located at M60 Office Park are\_



AMALGAMATED @



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