

MAPLE COURT

M60 office park junction 16 | M27 8FF

A prime location for business

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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_

Maple 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
- _ New luxury toilet facilities
- _ Passenger lift
- _ Generous parking



availability_

Ground Floor	FULLY LET
First Floor	6,500 sqft
2nd Floor	7,586 sqft
TOTAL	14,086 sqft

Maple Court gallery_



Maple 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_



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

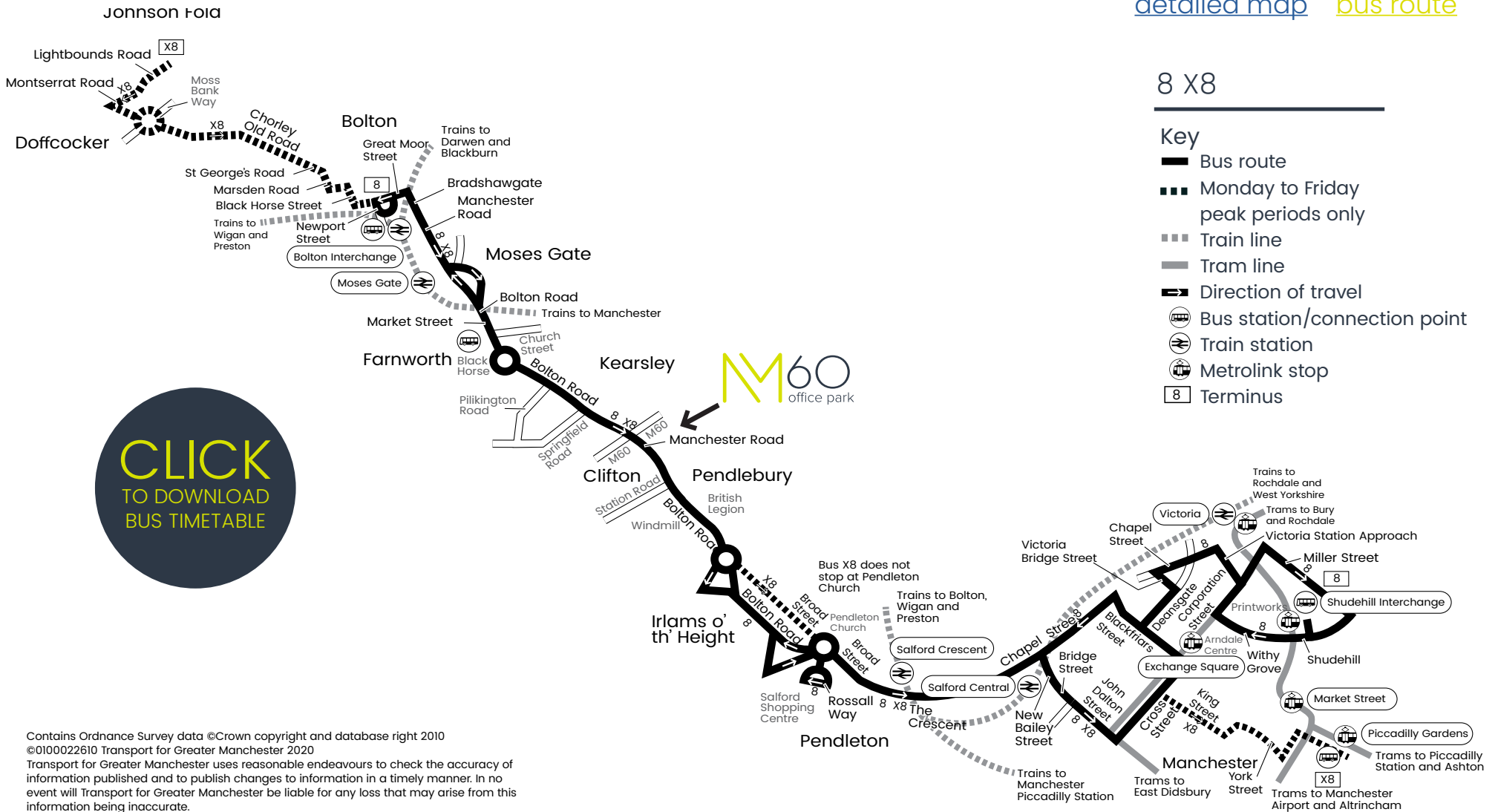






drive time_

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



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

FULLY LET



1st floor actual, fully fitted throughout_

- _1 x 12 person boardroom
- _2 x 6 person offices
- _4 x single person offices
- _Air conditioned server room
- _Fitted kitchen and break out area
- _Fully cabled for power and data

availability_

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TOTAL	14,086 sqft

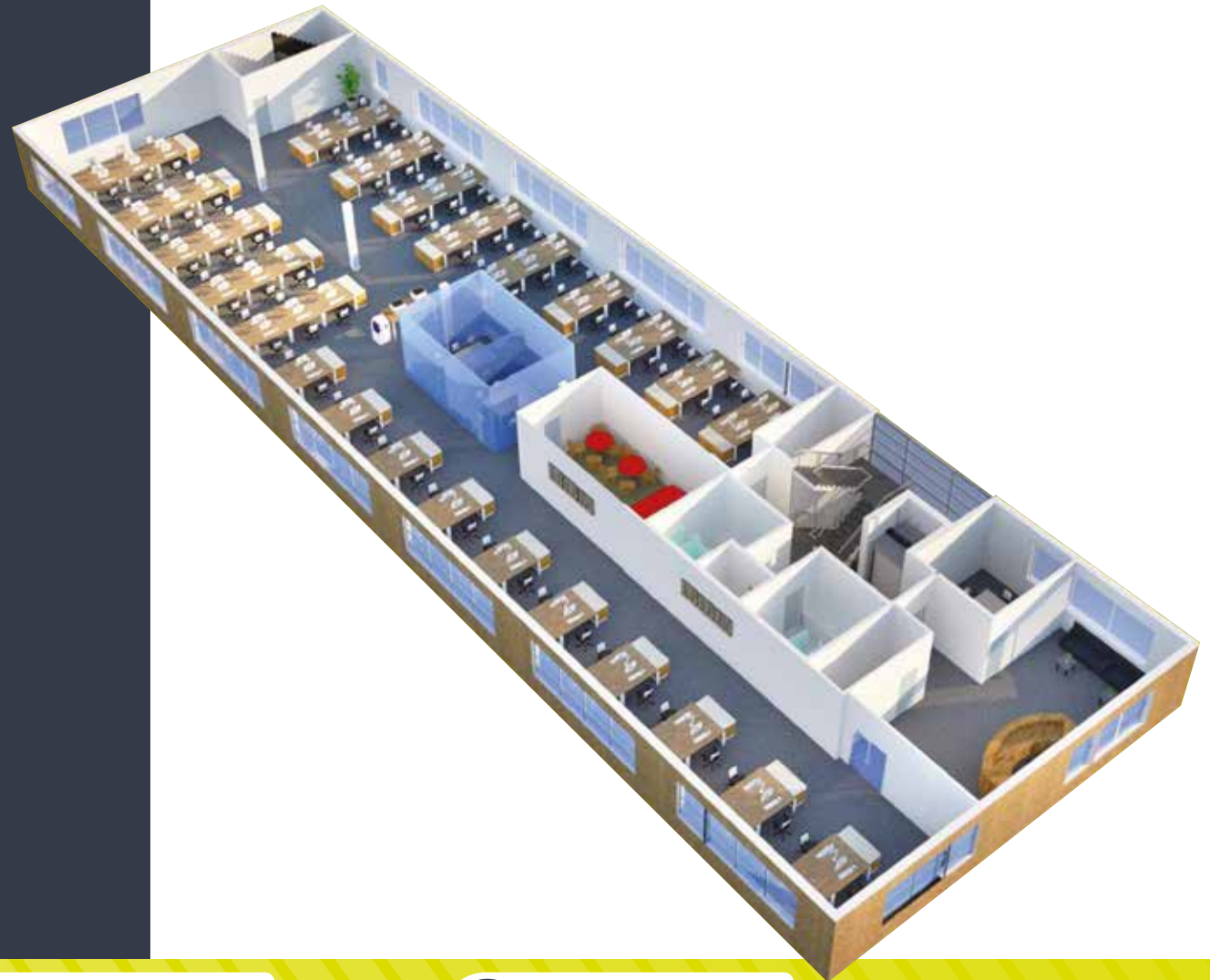


2nd floor example layout high density occupation_

- _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	FULLY LET
First Floor	6,500 sqft
2nd Floor	7,586 sqft
TOTAL	14,086 sqft



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%.

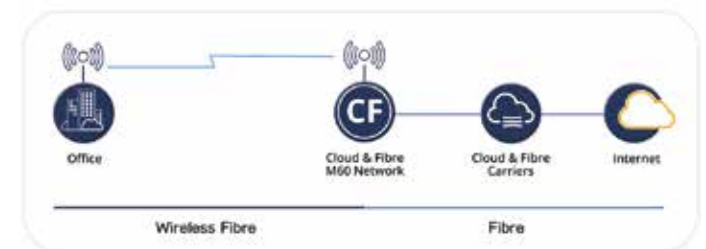
Using 60GHz Microwave Radios with a throughput speed of 2.5Gb/sec, we distribute the bandwidth to all the remaining buildings which provides unrivalled resilient internet access compared to traditional options available.

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



Join our growing business community, companies currently located at M60 Office Park are_

