

Serviced office space



Location

51 Frederick Road, Salford, M6 6FP
0161 743 3500 |
info@salfordinnovationforum.co.uk



Offices Available

Serviced office space available
from 100-2500 sqft
12 Month licence agreements with a
the ability to renew annually



Details

Our range of flexible office suites are perfect for start-ups, SME's, or even companies looking to expand. Benefit from our reception facilities, communal breakout areas, and conference spaces holding up to 120 people.

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|  Staffed reception |  Kitchen facilities |  24/7 secure access |
|  Post handling |  Business support |  Shower facilities |
|  On-site parking |  Networking opportunities |  Secure bicycle storage |



Property Details

Salford Innovation Forum is situated near Salford University and Peel Park with excellent transport links to Manchester city centre and beyond including Salford Crescent train station (a 15-minute walk).

Salford Innovation Forum offers on-site parking, a wide range of meeting room and conferencing facilities, event space, kitchen facilities, bike storage, and showers.

Tenancy agreements are 12-month licence agreements with a 3 month notice period. You will have the option to renew annually. Rent is billed monthly and in advance. A deposit of 1 month rent including VAT plus a £95 set up fee is required before the office space can be occupied.

Whats included?

Monthly rent is inclusive of;

- Licence fee
- Reception Service
- External repairs and maintenance
- Internal repairs and maintenance, including common areas
- Building alarm and security
- Grounds maintenance
- General and recyclable waste disposal
- Management services
- Service charges
- Buildings insurance (not contents)
- Common area cleaning
- Utilities
- Statutory maintenance inspections
- Office Cleaning x 1 per week
- Free visitor parking
- Post handling and receiving
- 25% discount on meeting rooms

Business Support

Tenants will have access to free business support services from Oxford Innovation such as invitations to exclusive and open events such as seminars, free use of a podcast room to record your own content and/or appear as a guest on OI's podcast, and access to free 1 to 1 business support from our on-site Innovation Director.

Whats not included?

The following services are available if requested for an additional cost;

- Car parking permits
- Dedicated internet options
- Telephony ad-hoc services
- Business rates
- Additional office cleaning
- Office furniture

Additional Services

Product Description	Product Information	Product Price (+VAT)
Allocated Parking Space	1 allocated parking space	£40 per month
Allocated Parking Bundle of 5+	5 or more parking spaces receive a 25% discount	£30 per month per space
IT & Telephony	Various packages available to suit your needs	from £25 per month