

M | Mercury Park

Trafford Park, Manchester M41 7LY

TO LET

**FULLY REFURBISHED SELF-CONTAINED
OFFICE/HYBRID BUILDINGS**

3,704 - 14,625 sq ft (344 - 1,359 sq m)


*Measured on a NIA basis in accordance with the RICS Property Measurement 2018 2nd Edition

DESCRIPTION

Offices 10 and 11 Mercury Park are comprehensively refurbished self-contained buildings providing bespoke, modern office/hybrid accommodation over ground and first floors. The properties provide excellent branding opportunities with prominence onto the A5081 Park Way. Both buildings benefit from a double height reception and an efficient floor plate.

SPECIFICATION

- LED Lighting
- New Suspended Ceilings
- New Refurbished WCs & Shower
- Dedicated Car Parking for Each Unit (50 in Total)
- Double Height Reception with Feature Lighting
- Lift

 Bespoke, Modern Office/
Hybrid Accommodation

 Double Height Reception

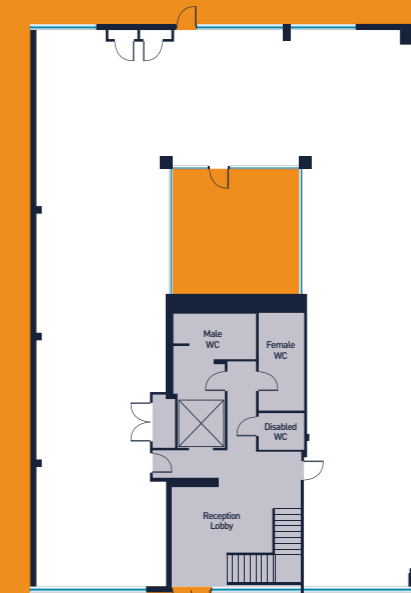
 Prominence onto the
A5081 Park Way



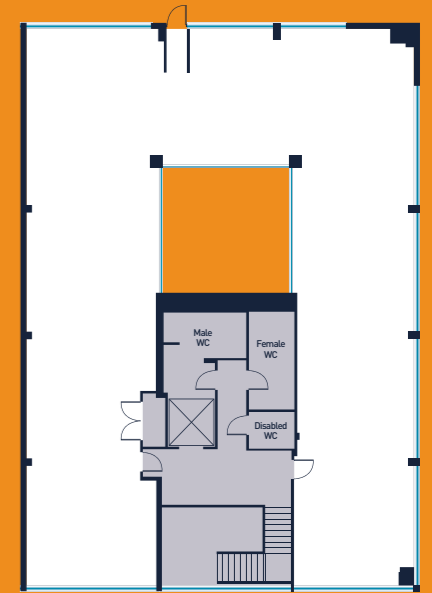
ACCOMMODATION

OFFICE 10	Sq ft	Sq m
Ground Floor	3,608	335
First Floor	3,608	335
Total	7,216	670

OFFICE 11	Sq ft	Sq m
Ground Floor	3,704.5	344
First Floor	3,704.5	344
Total	7,409	688



Office 11 - Ground Floor Plan



Office 11 - First Floor Plan



AMENITIES

1. Reebok CrossFit 3D
2. Greggs
3. The Depot Climbing Centre
4. John's Diner
5. Premier Inn
6. Starbucks
7. Krispy Kreme
8. ASDA Supercentre & Costco Wholesale
9. American Golf & Chill Factor
10. David Lloyd Gym
11. Travelodge
12. Holiday Inn Express & Coppice Wood Farm Pub

LOCATION

Mercury Park is located in the southern Trafford Park area close to the M60. It is situated on the junction of Barton Dock Road and the A5081 Park Way within an established business park containing a number of high profile occupiers.

The property lies within easy reach of Salford Quays and Manchester City Centre and is within 0.8 miles of Junction 9 of the M60. The Trafford Centre with over 230 shops and amenities lies within 1 mile of Mercury Park. The property is also close to the blue tram line with the Barton Dock tram stop only 7 mins walk away, which will provide direct access to the city centre and Media City.

DISTANCES



DESTINATION	MILES
Trafford Centre	0.7
M60 via Mercury Way and Barton Dock Road	0.8
M602	3
Manchester Piccadilly	5.5
Manchester Airport	8.8

TRAFFORD'S NEW METROLINK LINE



TERMS

The premises are available to let on a Full Repairing and Insuring lease basis on a term to be agreed. Further information is available on request.

EPC

The premises have been assessed and energy performance certificates are available on request.

VAT

All figures quoted are exclusive of VAT.

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