

# LIGHTHOUSE

SALFORD QUAYS // MANCHESTER // M50 3BF

OFFICES TO LET

LANDMARK GRADE A OFFICE BUILDING

FLEXIBLE OPEN PLAN FLOORS FROM  
1,332 SQ FT TO 17,115 SQ FT

# LIGHTHOUSE

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MALDEN QUAYS

FLEXIBLE GRADE A  
OFFICES TO LET

AIR CONDITIONED  
ON-SITE PARKING

FROM 1,332 SQ FT  
TO 23,577 SQ FT

ST LAWRENCE  
9-11



# DESCRIPTION



Lighthouse is a newly refurbished landmark office building providing one of the largest single, Grade A specification floorplates in Salford Quays.

The building benefits from a secure, dedicated twin deck carpark, a cycle hub facility, fully refurbished high specification WC's and showers, as well as an impressive double height entrance reception.









LIGHTHOUSE

**LIGHTHOUSE**  
SALFORD QUAYS  
FLEXIBLE GRADE A OFFICES  
FROM 1,332 SQ FT TO 23,577 SQ FT



# LOCATION

Lighthouse is situated 2 miles West of Manchester City Centre, in the heart of Salford

Quays and within short walking distance to MediaCityUK. The building has an abundance of established food and beverage operators within a 5 minute walk including Pret, Costa, Booths and Tesco, whilst Pure Gym and Virgin Active are conveniently within close proximity.



|| Holiday Inn



|| Lowry Outlet



|| Booths



|| The Alchemist



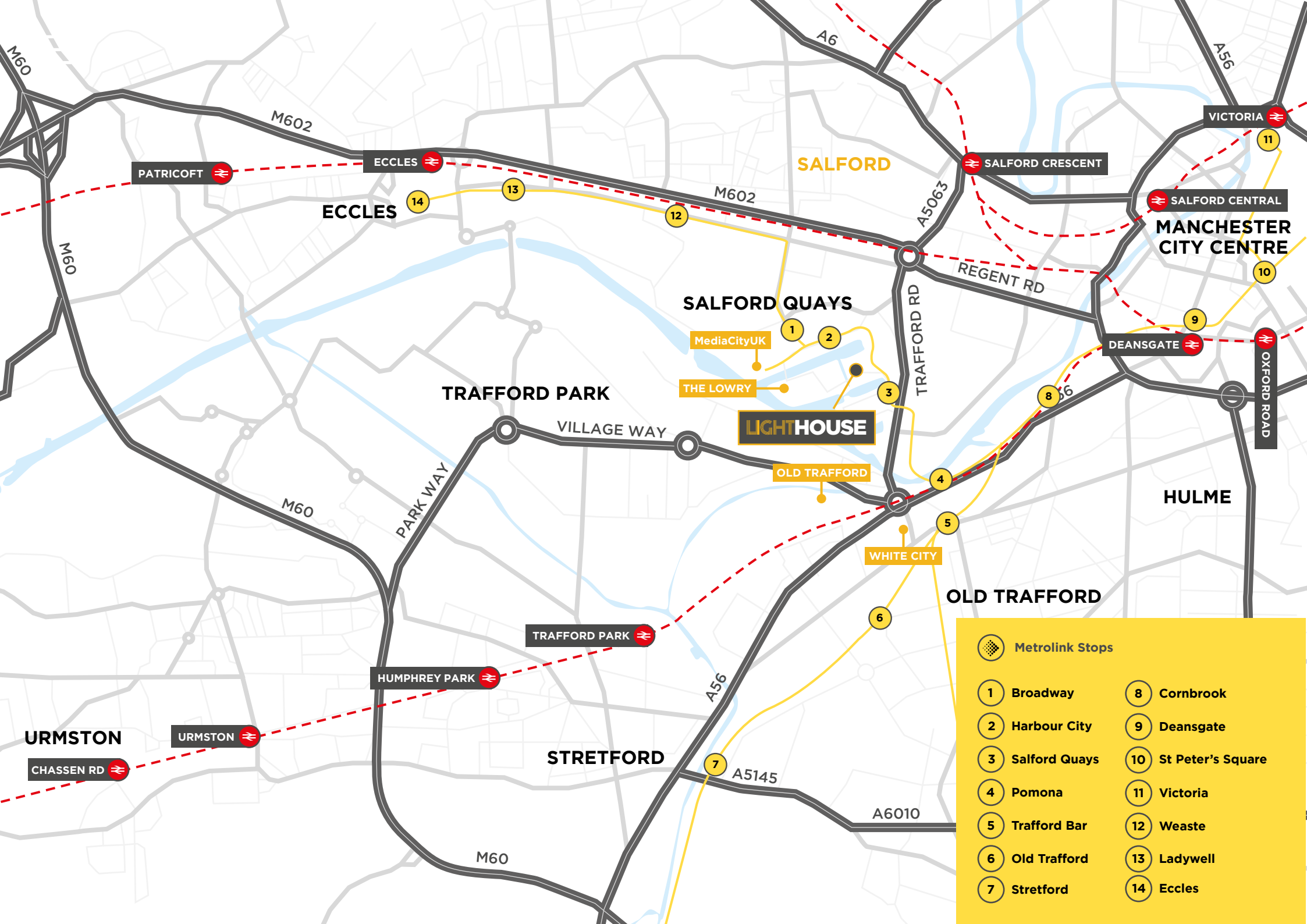
|| Metrolink



|| BBC, MediaCityUK



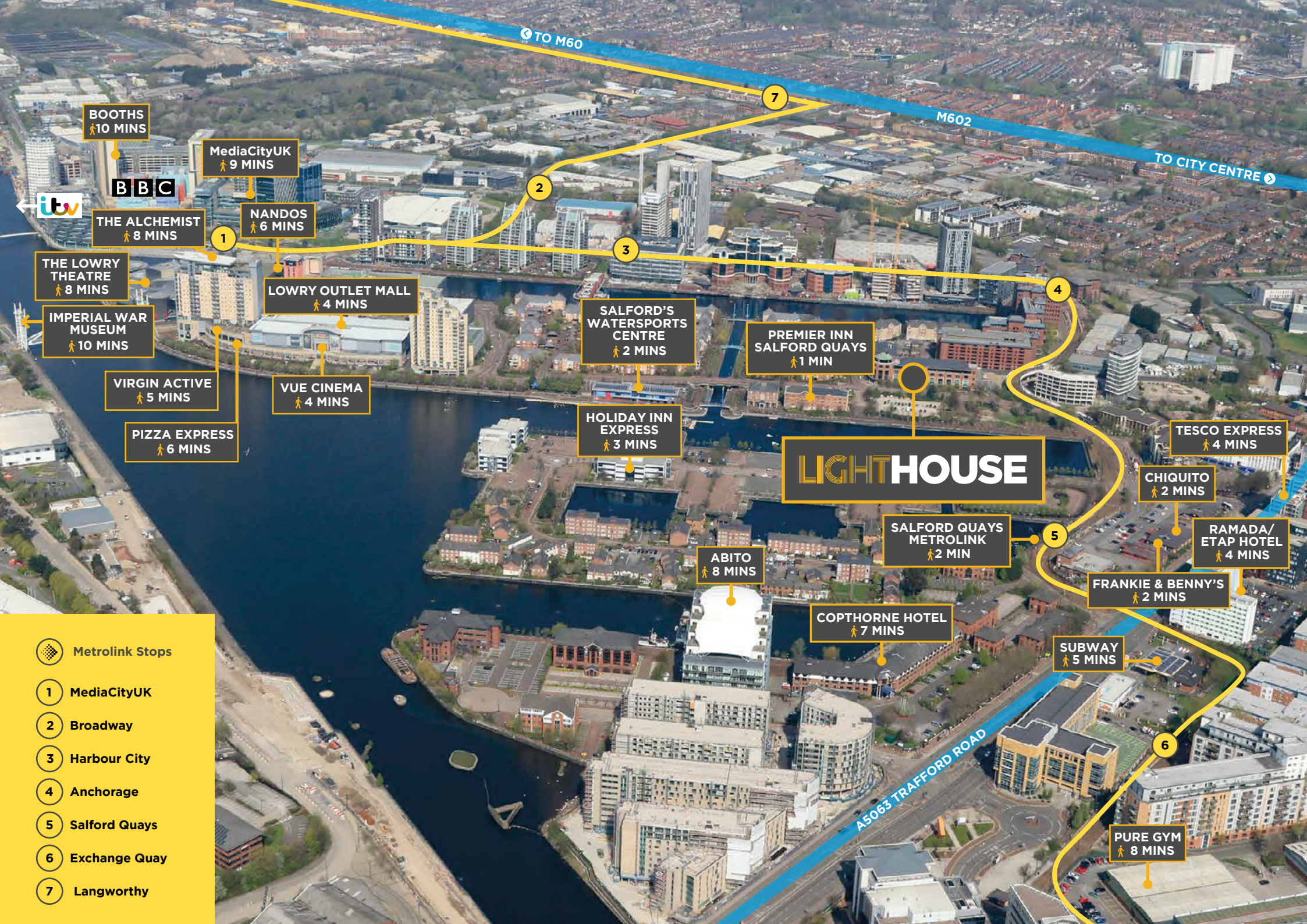
|| The Botanist



**Metrolink Stops**

1	Broadway	8	Cornbrook
2	Harbour City	9	Deansgate
3	Salford Quays	10	St Peter's Square
4	Pomona	11	Victoria
5	Trafford Bar	12	Weaste
6	Old Trafford	13	Ladywell
7	Stretford	14	Eccles





TO M60

M602

TO CITY CENTRE

# LIGHTHOUSE

BOOTHS  
10 MINS

MediaCityUK  
9 MINS

BBC

itv

THE ALCHEMIST  
8 MINS

NANDOS  
6 MINS

THE LOWRY THEATRE  
8 MINS

LOWRY OUTLET MALL  
4 MINS

IMPERIAL WAR MUSEUM  
10 MINS

SALFORD'S WATERSPORTS CENTRE  
2 MINS

PREMIER INN SALFORD QUAYS  
1 MIN

VIRGIN ACTIVE  
5 MINS

VUE CINEMA  
4 MINS

PIZZA EXPRESS  
6 MINS

HOLIDAY INN EXPRESS  
3 MINS

TESCO EXPRESS  
4 MINS

CHIQUITO  
2 MINS

RAMADA/ETAP HOTEL  
4 MINS

ABITO  
8 MINS

SALFORD QUAYS METROLINK  
2 MIN

FRANKIE & BENNY'S  
2 MINS

COPTHORNE HOTEL  
7 MINS

SUBWAY  
5 MINS

PURE GYM  
8 MINS

Metrolink Stops

1 MediaCityUK

2 Broadway

3 Harbour City

4 Anchorage

5 Salford Quays

6 Exchange Quay

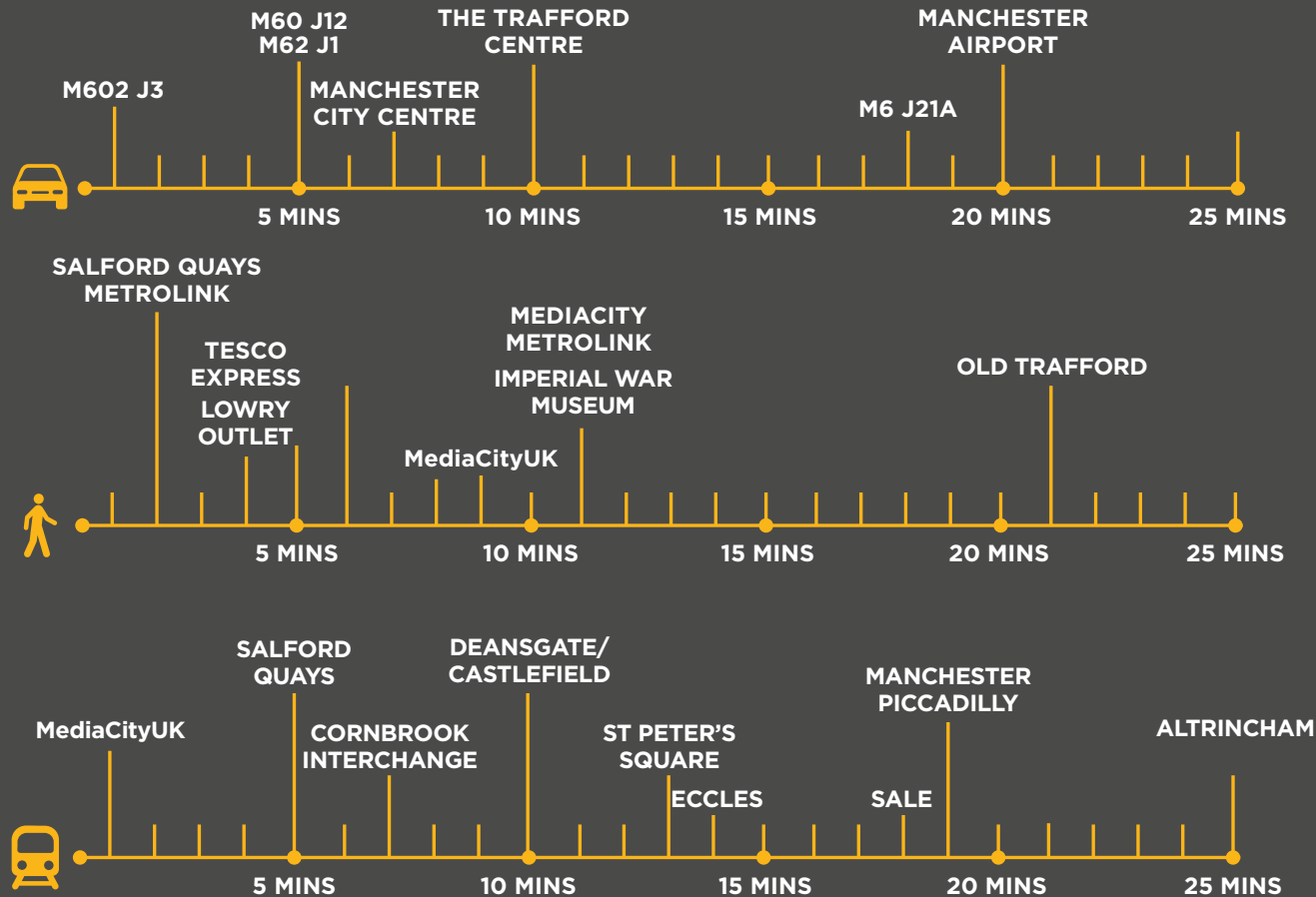
7 Langworthy

A5063 TRAFFORD ROAD
























# CONNECTIVITY

Commuting to Lighthouse whether by car or public transport could not be easier. The building is within a two minute drive of Junction 3 of the M602 whilst Salford Quays Metrolink station sits close to the building with services running in to Manchester City Centre every 6 minutes.





# SPECIFICATION

-  Refurbished double height & galleried ground floor entrance foyer
-  Manned reception desk/Concierge
-  Visitor seating & break-out areas
-  On-site coffee shop/cafe
-  3 x 8 person high speed lifts
-  Full access raised floors
-  VRV air conditioning
-  Acoustic metal tile suspended ceilings
-  Recessed LED low energy lighting
-  Suites are pre-wired for internet
-  2.75m finished floor to ceiling height
-  Efficient 15.5m floor-plate width
-  Male, Female and Accessible WC's on each floor
-  Shower facilities
-  Fully DDA Compliant
-  2 levels of secure on-site car parking at 1:300 sq ft
-  Secure Cycle Storage Room with fully refurbished showers, cycle repair station, drying area and secure storage lockers
-  "Secured by Design" certification
-  Common area WiFi
-  Wired score 'silver'
-  EPC Rating: D (88)





# ACCOMMODATION

## 2ND FLOOR

One of the largest available floors in Salford Quays (can split)

17,115 SQ FT

1,590.0 SQ M

## 3RD FLOOR SUITE A

Refurbished, open plan suite with its' own external balcony.

5,130 SQ FT

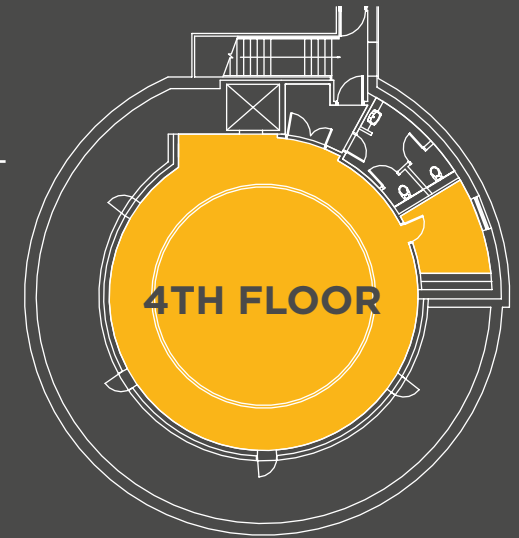
476.6 SQ M

## 4TH FLOOR

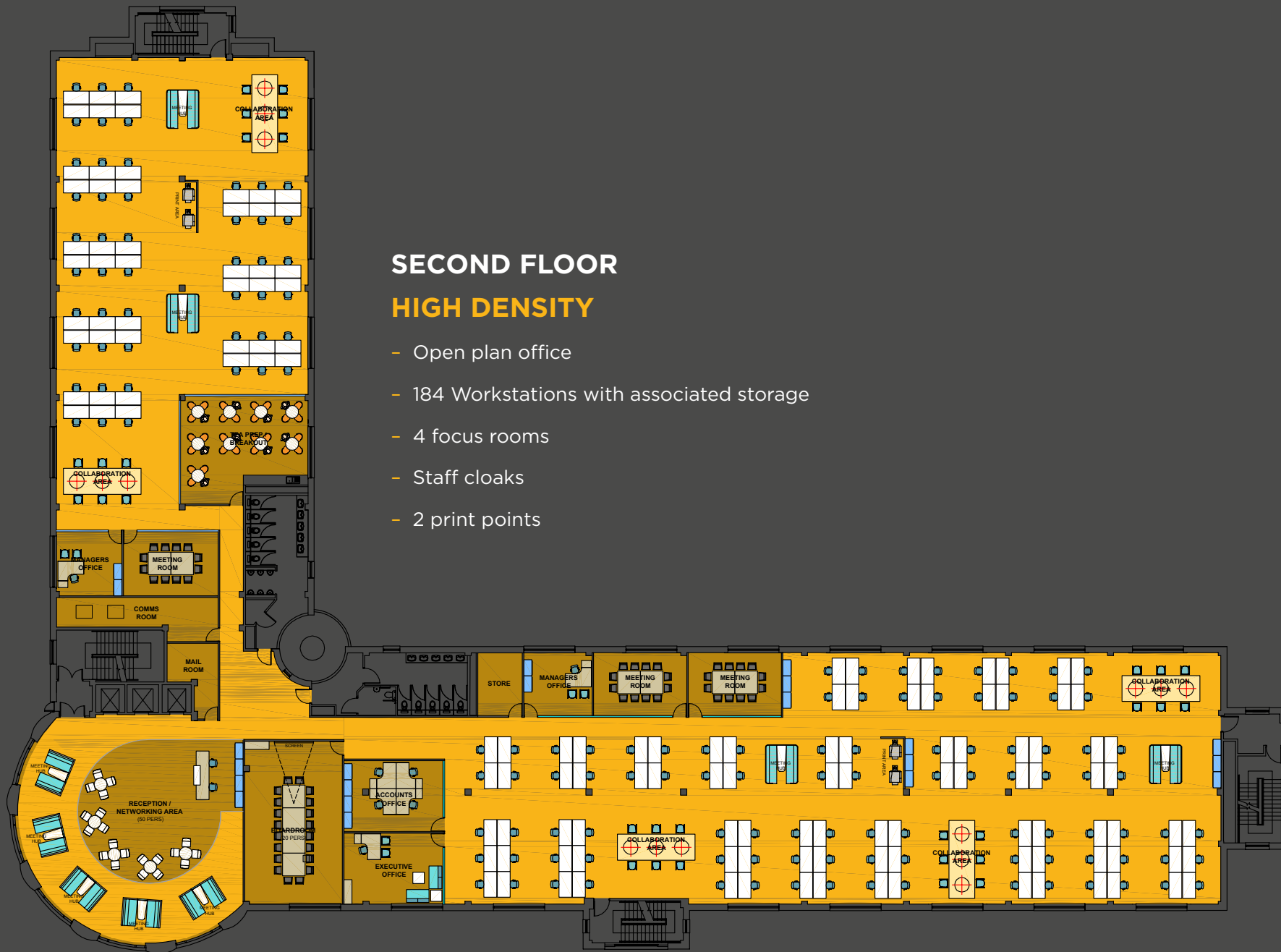
A unique penthouse rotunda suite with panoramic views over Salford Quays

1,332 SQ FT

123.8 SQ M







## SECOND FLOOR

### HIGH DENSITY

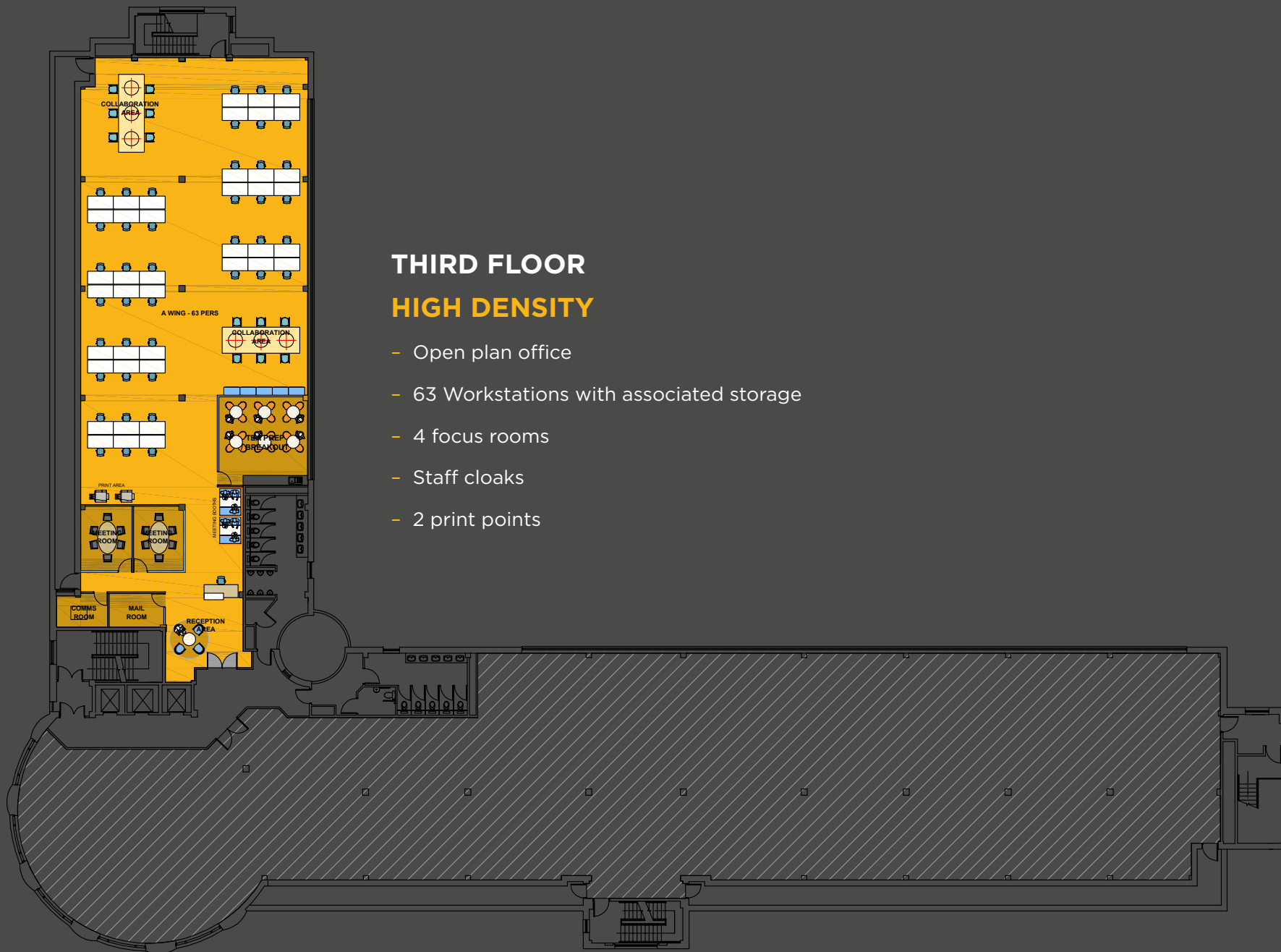
- Open plan office
- 184 Workstations with associated storage
- 4 focus rooms
- Staff cloaks
- 2 print points



## SECOND FLOOR MEDIUM DENSITY

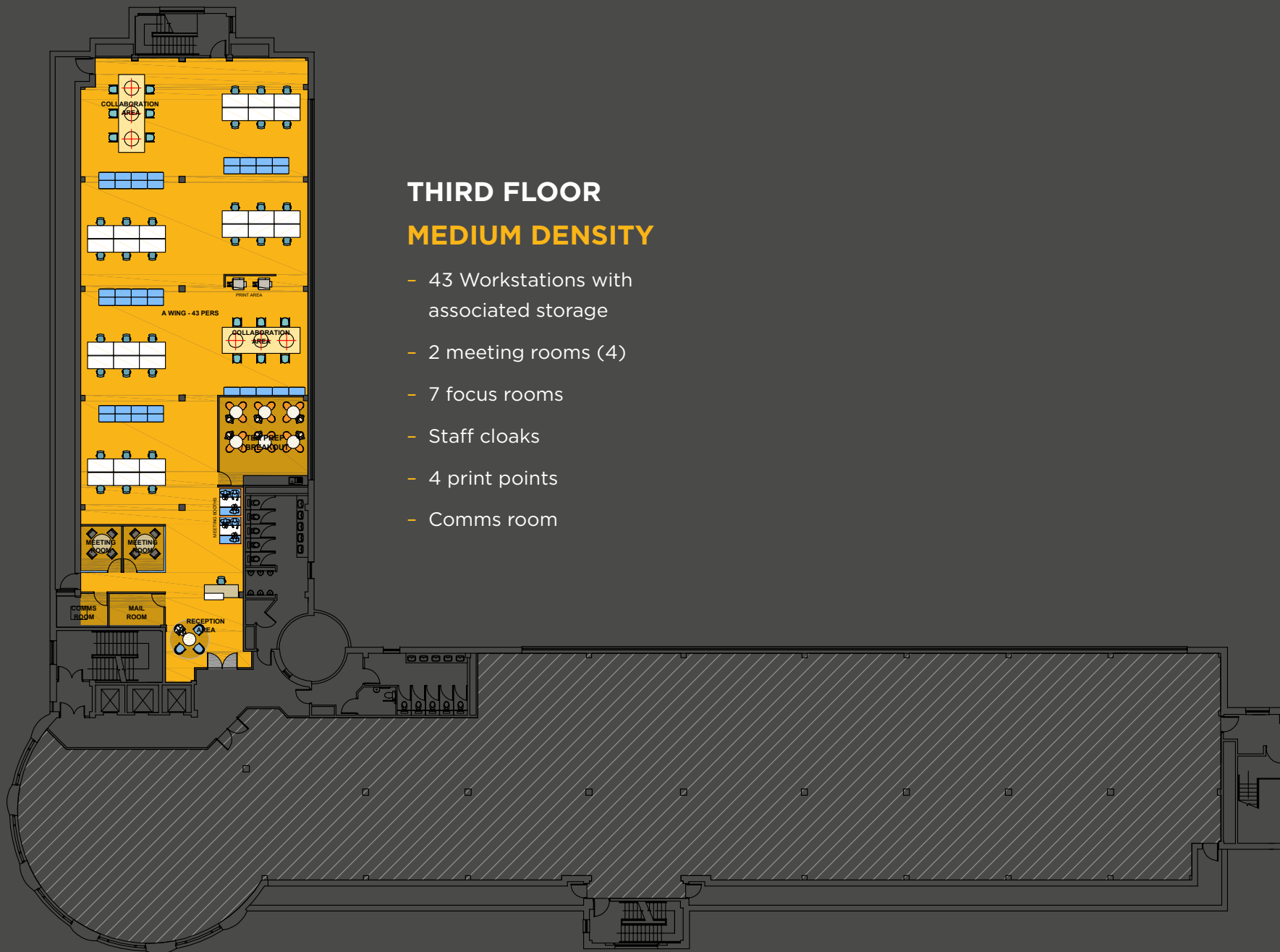
- 130 Workstations with associated storage
- 2 meeting rooms (4)
- 7 focus rooms
- Staff cloaks
- 4 print points
- Comms room





## THIRD FLOOR HIGH DENSITY

- Open plan office
- 63 Workstations with associated storage
- 4 focus rooms
- Staff cloaks
- 2 print points



**THIRD FLOOR**  
**MEDIUM DENSITY**

- 43 Workstations with associated storage
- 2 meeting rooms (4)
- 7 focus rooms
- Staff cloaks
- 4 print points
- Comms room



# TERMS

The office accommodation is available on a new lease on full repairing and insuring terms (via service charge recovery).

Full details of rental, service charge and other outgoings are available upon request.

# MORE INFORMATION

For further information or to arrange to view the accommodation please contact the joint letting agents:



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