

# THE JUNCTION

MERCHANTS QUAY, SALFORD QUAYS, M50 3SG

[Description](#)

[Location](#)

[Local Amenities](#)

[Floor Plans](#)

[Enquiries](#)

Fully refurbished offices available  
To Let from 200 sqft to 16,000 sqft

Office image

**The Junction is a high-specification, four-storey office building located in the heart of Salford Quays offering contemporary office space on either an all-inclusive serviced or traditional let basis.**

Currently undergoing an extensive refurbishment to create exciting new office space, including a remodelled reception foyer, which can be tailored to meet occupational requirements from 200 sqft on flexible terms. The configuration of the building provides extreme flexibility in terms of sub-division. The building has been designed and finished to meet the requirements of a diverse occupier base including professional, creative and start-up businesses.

The Junction enjoys a prominent position in the heart of Merchants Quay with a direct water frontage offering a pleasant working environment and the benefit of all the facilities Salford Quays has to offer. The property benefits from on-site car parking and is located within 1 mile of junction 2 of the M602 motorway which provides direct access to the regional motorway network. The property benefits from being a short distance to the metrolink and offers direct routes into Manchester city centre and MediaCityUK.



Meeting Rooms



Air Conditioning



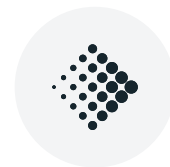
24 Hour Access



High-speed Internet



On-site Car Parking



Metrolink Connected

Aerial image

All of the shops, restaurants and amenities of Salford Quays are right on the doorstep with MediaCityUK a pleasant 15 minutes stroll along the waterfront.

For those wanting easy access into Manchester city centre, Salford Quays and Exchange Quay Metrolink stops are both just moments away to whisk you into the centre in under 10 minutes. For sports fans, Old Trafford's world-famous football and cricket grounds are close by too.

Commuting by road is a breeze, with both the M60 and M602 motorways being within an easy, short drive and there's handy on-site parking for cars and bikes. This must be one of the region's best located business addresses.



On-site  
Car Parking



Metrolink  
Connected



Close to MCR  
city centre



Access via  
M60 & M602



Lowry  
Outlet



MediaCityUK

The Junction, Merchants Quay, Salford Quays, M50 3SG [View Map](#)

# THE JUNCTION

Description

Location

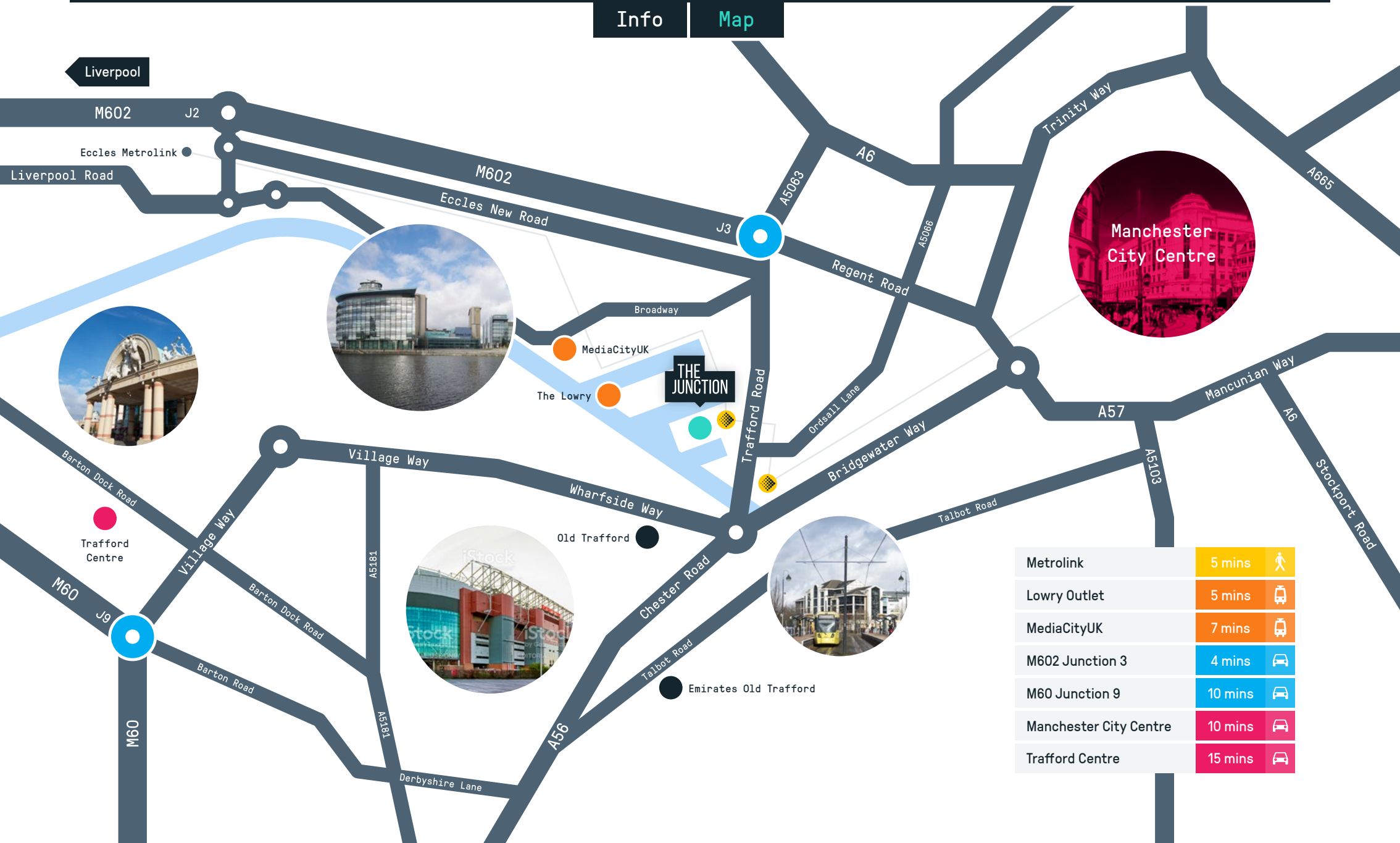
Local Amenities

Floor Plans

Enquiries

Info

Map



Metrolink	5 mins	
Lowry Outlet	5 mins	
MediaCityUK	7 mins	
M602 Junction 3	4 mins	
M60 Junction 9	10 mins	
Manchester City Centre	10 mins	
Trafford Centre	15 mins	

# THE JUNCTION

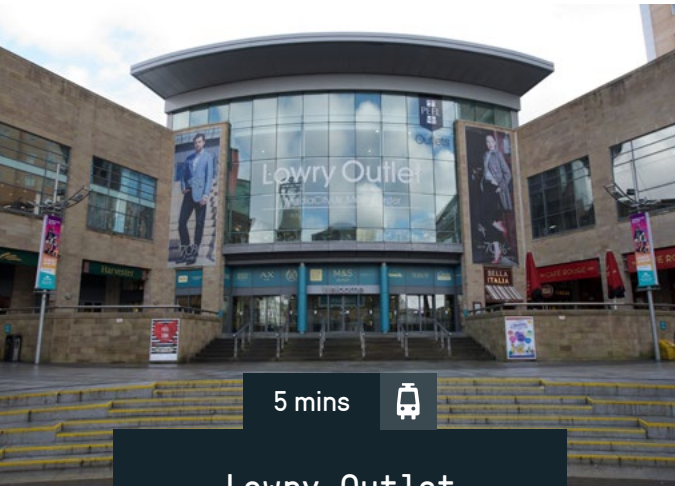
Description

Location

Local Amenities

Floor Plans

Enquiries



5 mins



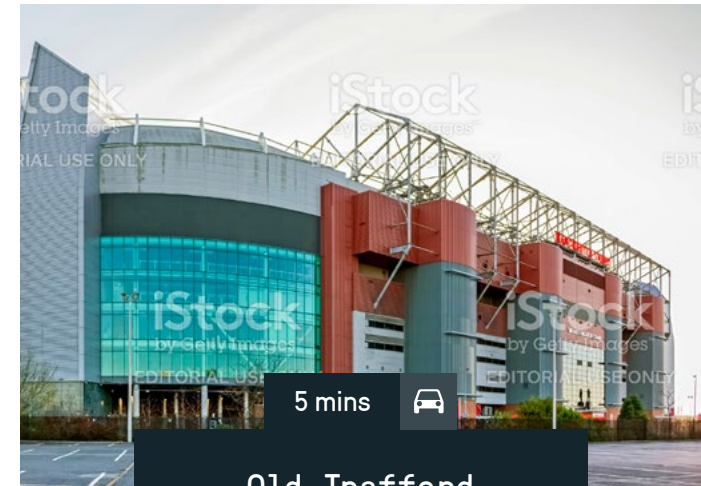
Lowry Outlet



7 mins



MediaCityUK



5 mins



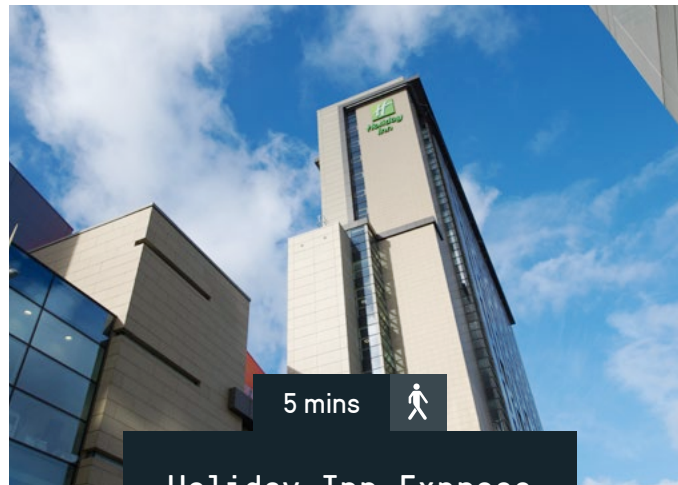
Old Trafford



5 mins



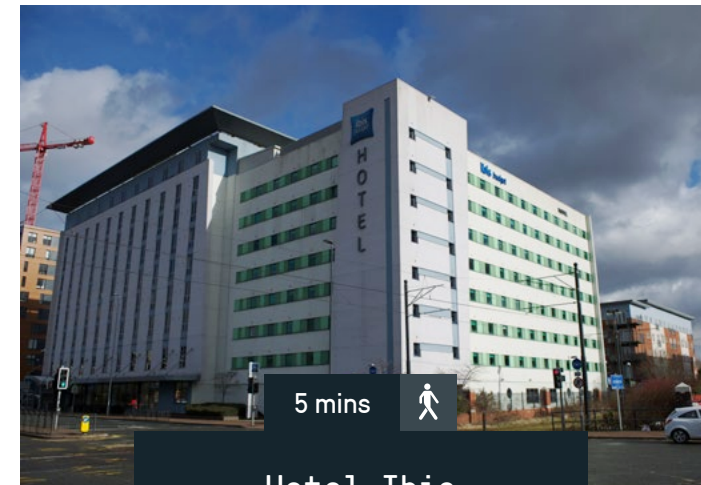
Copthorne Hotel



5 mins



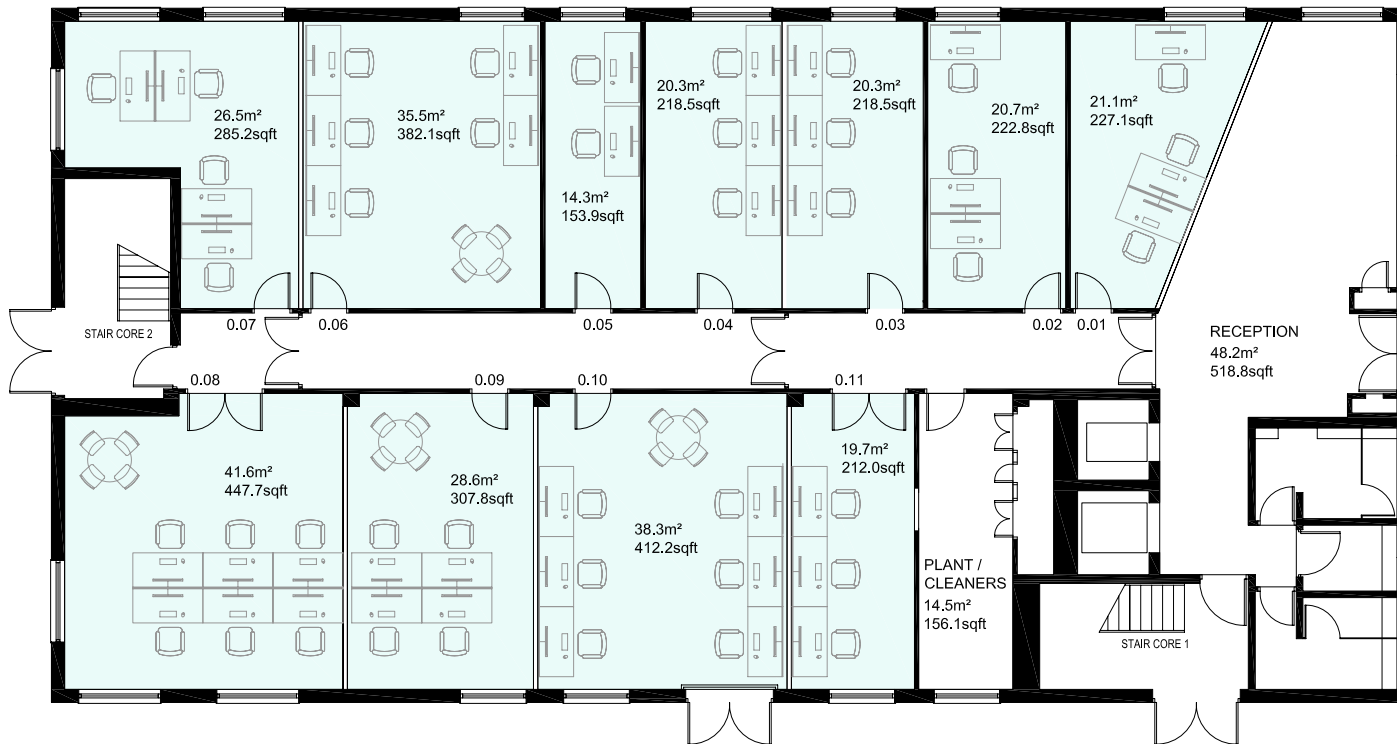
Holiday Inn Express



5 mins



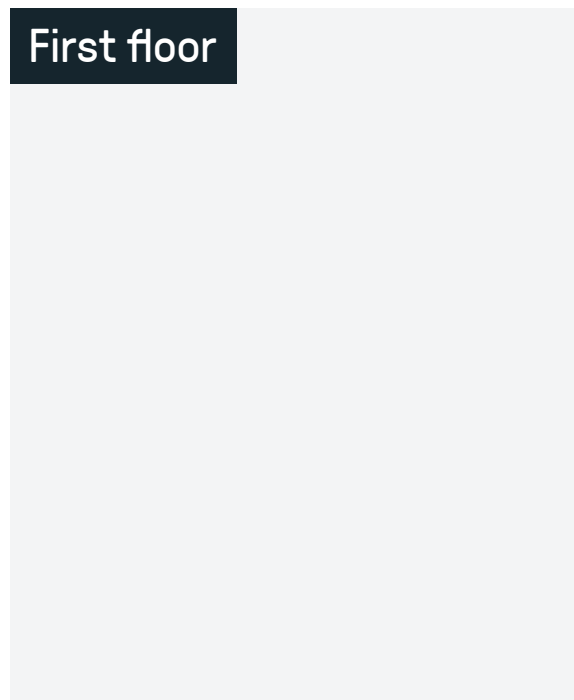
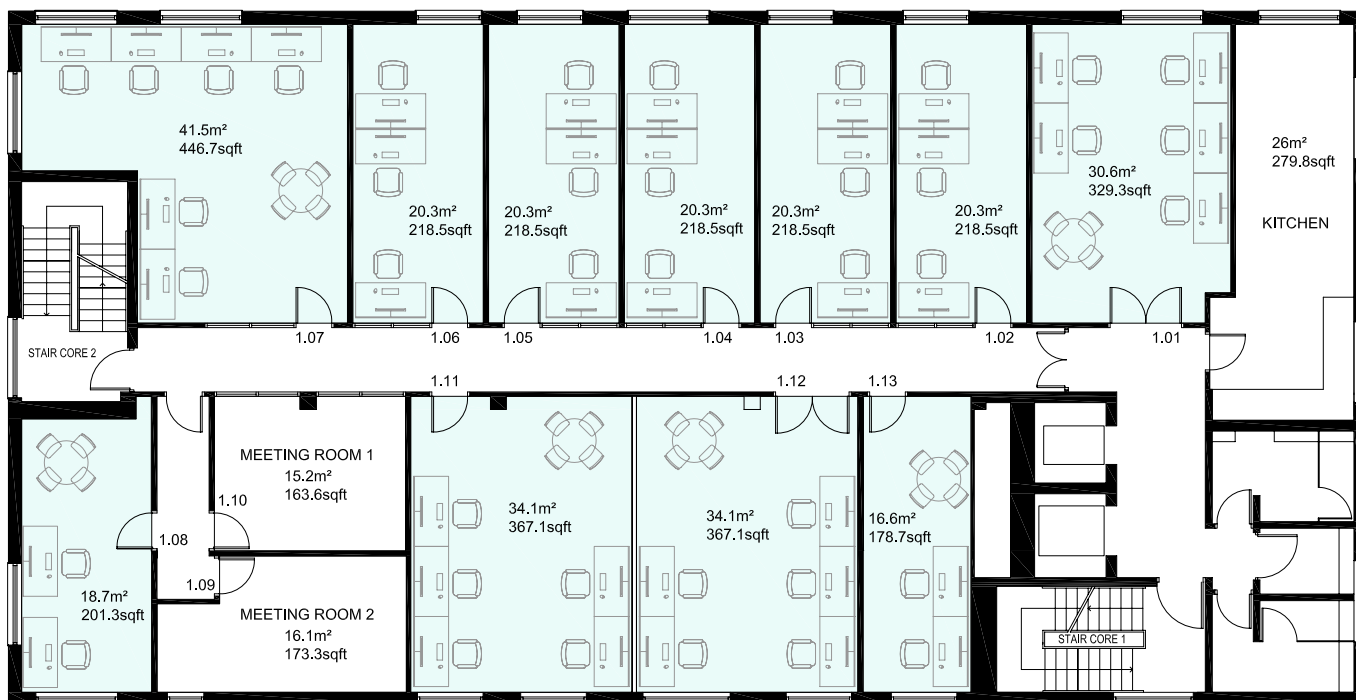
Hotel Ibis



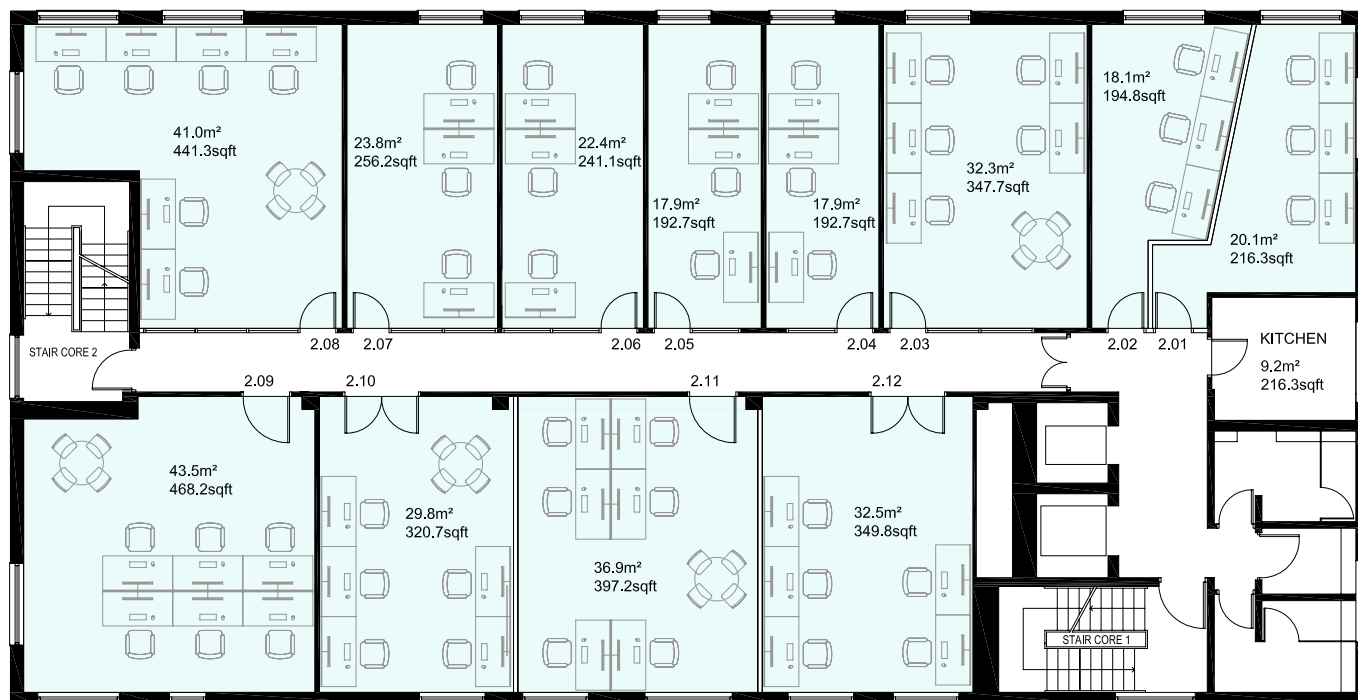
## Ground floor

Suites can be tailored to client requirements as required.





Suites can be tailored to client requirements as required.



## Second floor

Suites can be tailored to client requirements as required.





## Third floor

Suites can be tailored to client requirements as required.





## Real Estate

0161 706 1111

[b1realestate.co.uk](http://b1realestate.co.uk)

New leases available on flexible terms

All enquiries

Jonathan Baucher  
[jb@b1realestate.co.uk](mailto:jb@b1realestate.co.uk)  
0161 706 1111

EPC

The building has an Energy  
Performance Asset Rating of C (58)

A copy of the EPC certificate can be obtained on request.