



5th Floor Building 5, Exchange Quay,
Salford Quays M5 3EF

TO LET

Fully fitted office with on-site parking

**7,545 Sq Ft
(701 Sq M)**

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DESCRIPTION

The suite is located at 5th floor, is available fully fitted and benefits from the following specification:

- Full access raised floors
- Suspended ceilings with LED lighting
- Air conditioning
- Mix of open plan and partitioned offices
- Separate kitchen/break out
- 30 demised basement car parking spaces

The passing rent is £183,172 per annum (inclusive of car parking).

SUBJECT TO CONTRACT



ACCOMMODATION

Net Internal Areas	sq ft	sq m
5th Floor	7,545	701
Total	7,545	701

VAT

The property is elected for VAT.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority for further information.

TERMS

The property is available by way of an assignment or sub-letting of the existing lease which expires 3 July 2032 with a tenant break option 3 July 2027.

EPC

The property has an EPC rating of C71 valid until 26 May 2032.



Colleague Feedback Survey
What happens next?
Thank you to everyone who completed the survey. We had a fantastic response rate of 76%.
We are in the process of analyzing the results and sharing the outcomes with the Staff and Leadership team throughout December and January. Keep an eye out for updates as we share progress and next steps.
In the meantime if you have any questions or feedback, please speak with your manager or Leadership Team member.



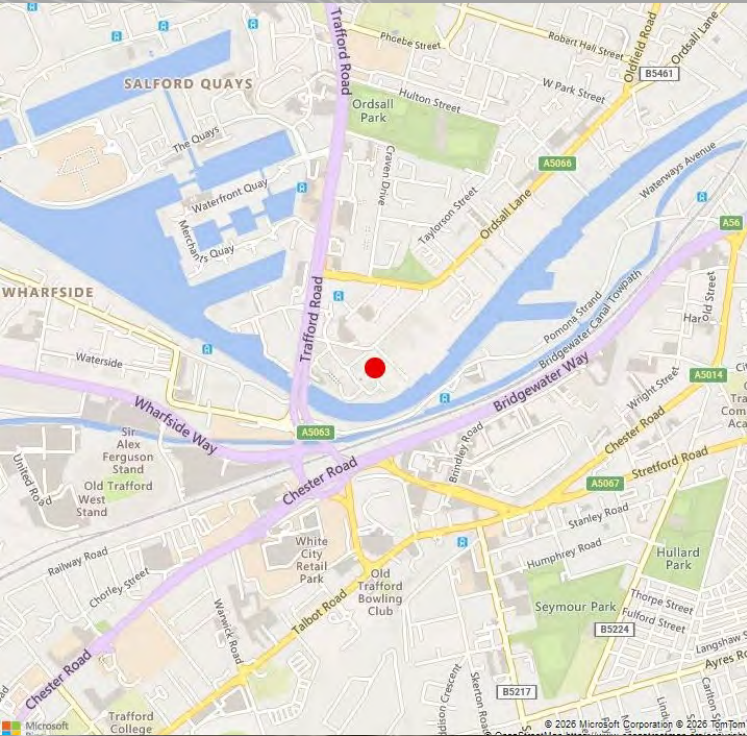
JLA

Care
That spirit of care runs through everything we do.
We're proud to help keep streets clean, roads paved, buses open and people safe. The equipment we look after makes us people, and they rely on us to keep it running.

Commitment
We never stand still. Dedicated to our customers, we work with positive energy and passion to help them solve their problems. We work closely with our partners - we do what we say we'll do.

Collaboration
We're a regular meeting place for our staff. We're a regular meeting place for our customers. We're a regular meeting place for our partners. We're a regular meeting place for our community.





LOCATION

Exchange Quay is located in Salford Quays and is within 2 miles of Manchester City Centre with direct access from the A56 Bridgewater Way which provides access to the M602 and M60 motorways. Exchange Quay benefits from its own dedicated Metrolink station which provides access to the city centre and the wider tram network.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Adam Robson
07990 527 356
arobson@lsh.co.uk

George Cohen
07711 392 811
gcohen@lsh.co.uk

lsh.co.uk

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