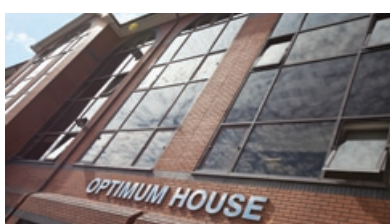




TO LET

OPTIMUM HOUSE



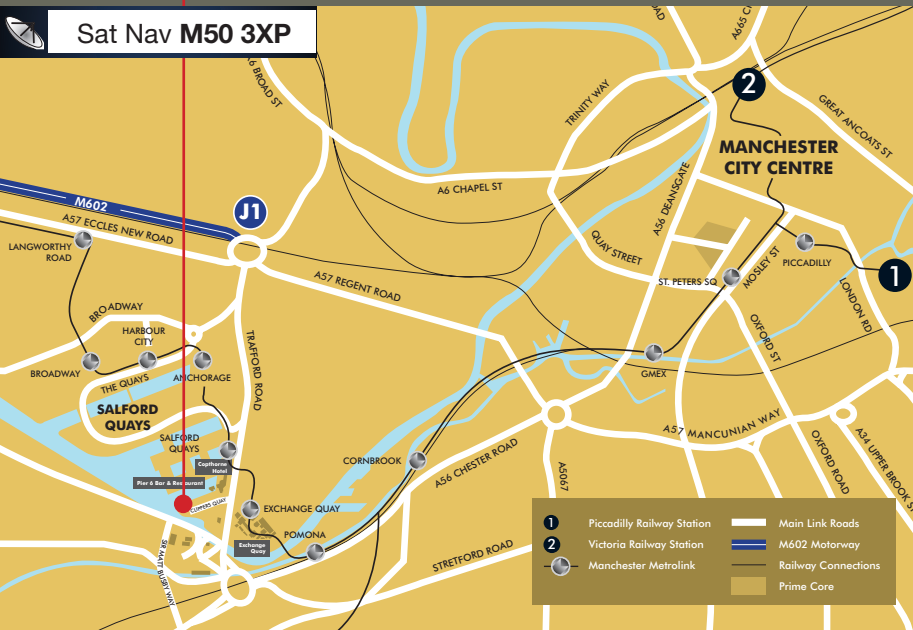
Second or Third Floors, Optimum House, Clippers Quay, Salford Quays
Office accommodation extending to 6,149 sq ft (571 sq m)

/// High quality office accommodation in an excellent location

/// Client can offer open plan (2nd floor) space or cellular accommodation (3rd floor)

/// On site car parking

OPTIMUM HOUSE



Location

Optimum House is located on Clippers Quay, being a development of three office buildings, residential apartments and a development site, on the periphery of Salford Quays.

Salford Quays is a premier business location, being the regeneration of the former Salford Docks. A number of high profile occupiers are located here, alongside Media City, one of the country's largest development projects.

The subject premises enjoy excellent transport links, with junction 1 of the M602 being within close proximity. This in turn links to the M60 and the M6 providing national road links. The Metrolink light rail network connects with Salford Quays, providing public transport across Manchester City Centre.



Description

Optimum House comprises a modern brick built three storey office building. The subject accommodation consist of two floors within the multi-tenanted office building. Either the second floor (which offers a largely open plan suite with some cellular partitioning) or the third floor (which offers a much more cellular floor plate with a number of single person offices) are available.

The specification of the building extends to the following:-

- Suspended ceilings with Cat II lighting
- Perimeter trunking
- Plaster painted walls
- Carpet tiles
- Gas fired central heating
- 10 car parking spaces per floor.

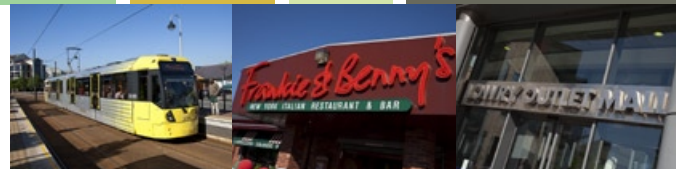
Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and set out the areas below:-

	SQ FT	SQ M
Second or Third Floor	6,149	571.23

Terms

The accommodation is available on the basis of a sub lease of the existing lease which expires on 25th December 2027 at a rental of £13.00 per sq ft.



Rates

The ingoing tenant is advised to contact Salford Borough Council for confirmation of the rateable value as both floors are currently assessed jointly.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing and further information

Strictly by appointment with the sole agents, BNP Paribas Real Estate please contact Steve Brittle or James Worthington on 0161 242 2666.

steve.brittle@bnpparibas.com
james.worthington@bnpparibas.com

