



# OAK COURT

JUNCTION 16  
M60

CLIFTON BUSINESS PARK  
SWINTON, M27 8FF

MODERN OFFICE SPACE

# TO LET

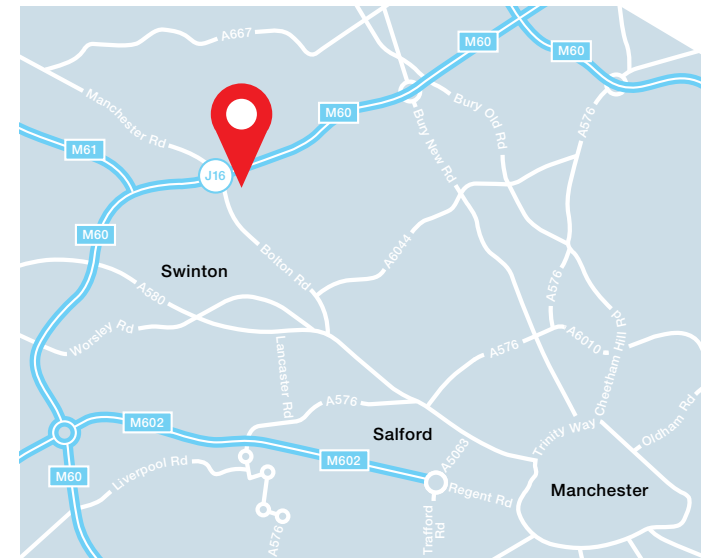
Clifton Business Park extends to 8 acres, and is in Swinton, the centre of Salford, a metropolitan borough at the heart of Greater Manchester in England's North West.

Oak Court is one of a number of opportunities at Clifton Business Park. A wide variety of space is available from suites of 150 sq ft, to whole buildings of 22,700 sq ft.

## Location

Oak Court is located 10 minute drive from central Manchester. Clifton Business Park's proximity to Manchester City Centre makes it an ideal business location.

The access to Junction 16 of the M60 and connection to major commercial and financial centres creates a wealth of opportunities. Manchester International Airport, gateway to over 200 international destinations, is just a few miles away, around the M60.





## Description

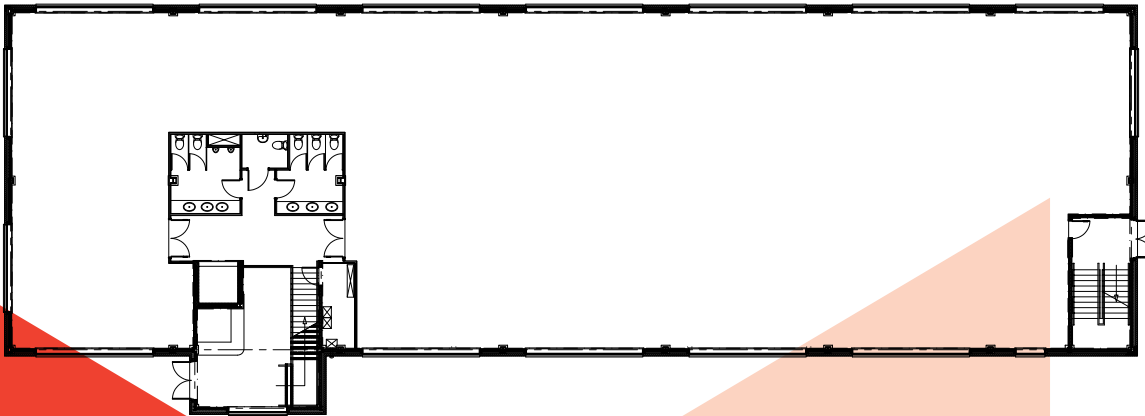
Oak Court is a three-storey office building, recently refurbished to high specification, within Clifton Business Park.

On site car parking is available at a ratio of 1:200 sq ft.

Clifton Park is located adjacent to Junction 16 of the M60, and is a short distance from Swinton Town centre.

Within Clifton Park is the opportunity to occupy larger, self-contained buildings, either fitted or shell and core. These buildings range from 15,000 sq ft to 22,700 sq ft and are available either on a leasehold or freehold basis.

## Oak Court Floor Plan



## Oak Court Availability

Ground Floor



First Floor



Second Floor

Suites from 150 sq ft  
Whole floor 7,600 sq ft

## Terms

### Lease

Flexible 12 month term leases for smaller suites, can be made available. Alternatively new lease terms are available on larger space. Freehold sales will also be considered.

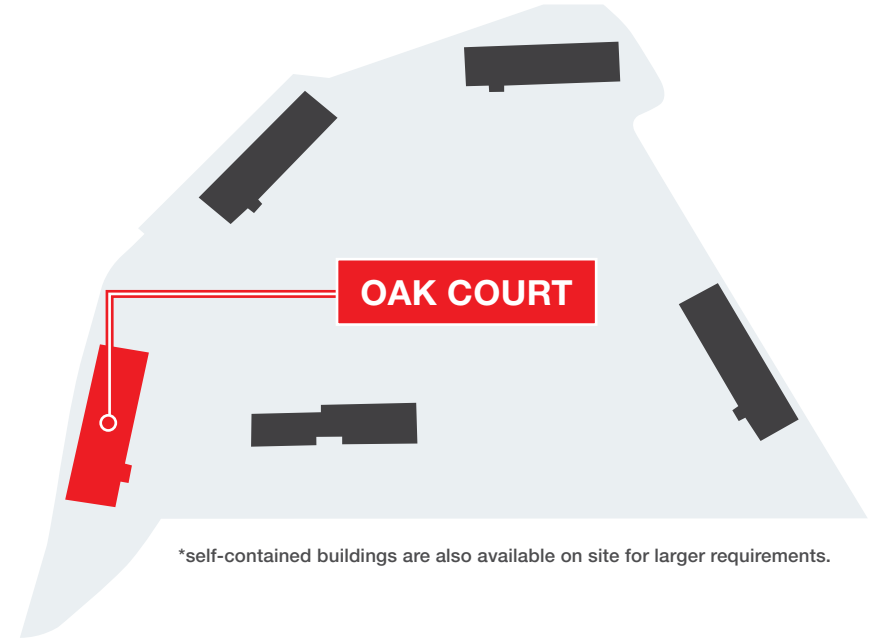
### VAT

VAT is applicable on all costs.

### EPC

Certificates will be made available upon request.

## Clifton Business Park



\*self-contained buildings are also available on site for larger requirements.

## Further information

For more information, or to arrange a viewing please contact the agent.

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