

# Contemporary Design



# Centenary House

**Centenary Way, Eccles, Manchester**

TO LET High Specification Office Building  
**10,000 - 32,313 Sq Ft 929 - 3,002 Sq M**

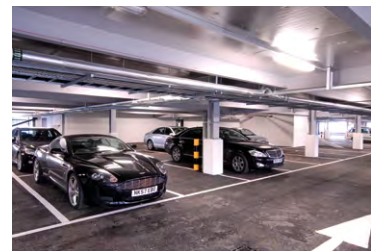


For indicative purposes only



# An Office That Speaks For Itself

High quality flexible offices



## Description

Centenary House is a high specification four storey office building on the edge of MediaCityUK, Trafford Park, Eccles and with close proximity to the M602/M60.

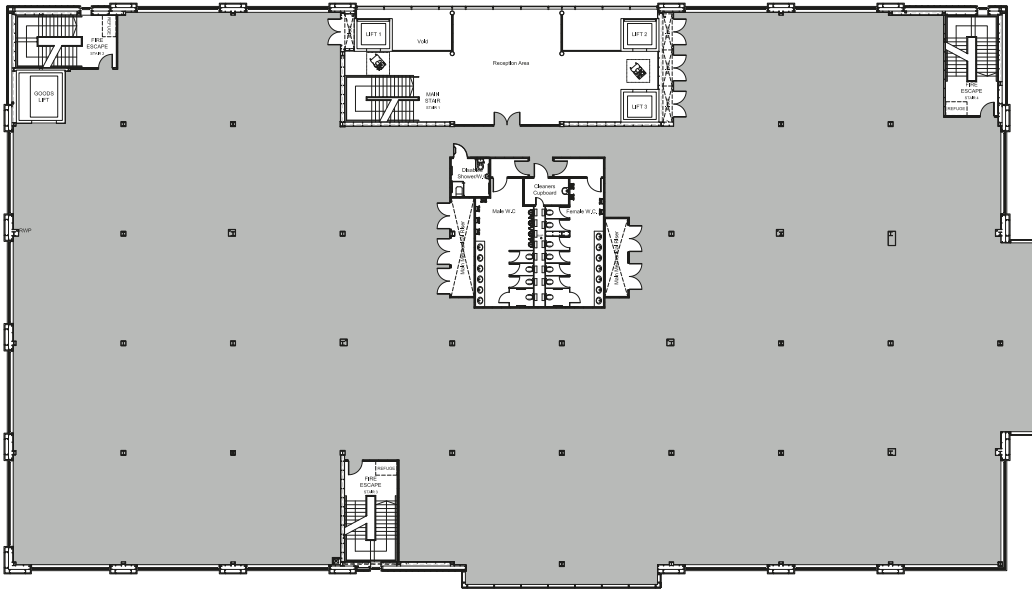
A true landmark headquarters style building with an architecturally striking design with the benefit of undercroft car parking and a grade A specification.

## Specification

- Four pipe fan coil air conditioning
- Full access raised floors
- Metal tiled suspended ceilings
- LG7 compliant lighting
- DDA compliant
- Secure car parking 1:370 sq ft
- 24 hour on site security



# Typical Floorplan



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## Accommodation

Floor	Sq Ft	Sq M
Ground Floor	Reception/Parking	
First Floor	Visage Group Plc	
Second Floor	10,000	929
Third Floor	Visage Group Plc	
Fourth Floor	22,313	2,072
<b>Total</b>	<b>32,313</b>	<b>3,002</b>

## Terms

The accommodation is available by way of a new lease(s) for a term of years to be agreed.

## VAT

All prices and figures quoted will be subject to VAT at the relevant rate.





## Location

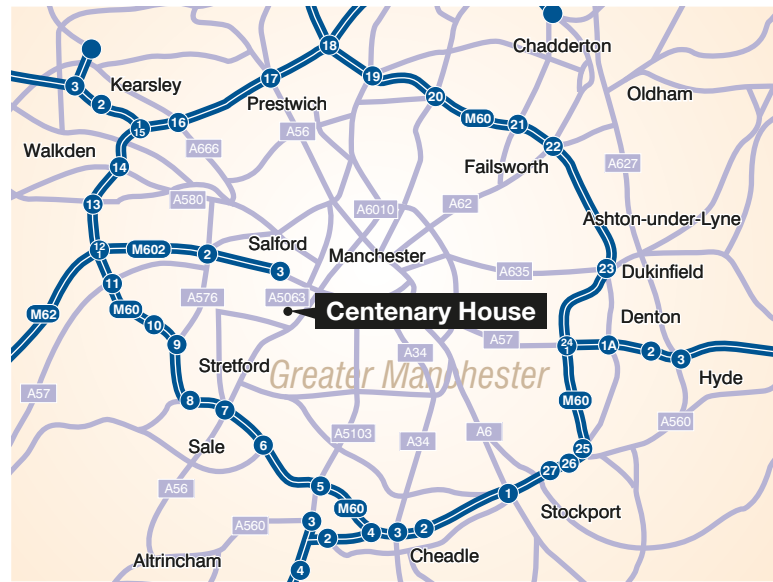
Centenary House is prominently positioned fronting Centenary Way within 1 mile of junction 2 of the M602 motorway which provides direct access to the regional motorway network.

The property benefits from its close proximity to Eccles town centre approximately 10 mins walk to the west.

The building is well placed to take advantage of Eccles Metrolink Station and Bus Interchange offering direct routes into Manchester city centre.

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Centenary Way, Eccles, Manchester



## Amenities

Eccles town centre is within 0.5 miles of Centenary House and offers a number of retail and leisure outlets.

The Trafford Centre is within a 10 minute drive from the property. The Lowry Outlet Mall and MediaCityUK are both situated within a 5 minute drive offering a range of amenities. Immediately to the rear of the property is West One Retail Park which includes occupiers such as HMV, WH Smith, Carphone Warehouse and Gap.

## EPC

The property has a EPC rating of D87.

# Inspirational Contemporary Design



## Viewing

Strictly by appointment with the joint letting agents.



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