



Nexus, Old Trafford

4 Brindley Road, City Park, Manchester M16 9HQ

Grade A Office Building

786 - 4,084 Sq Ft To Let With Ample Car Parking





Description

Nexus offers a modern headquarter style Grade A office building situated at the entrance to City Park Business Village. The park benefits from 24hr access and security, plus extensive on-site parking for staff and visitors. Neighbouring occupiers on the park include British Red Cross, ADT Fire & Security, Interek, Brooklyn Trading and Barratt Homes.

Nexus provides good quality office accommodation with all office suites refurbished to a high standard. The property benefits from the following internal specification.

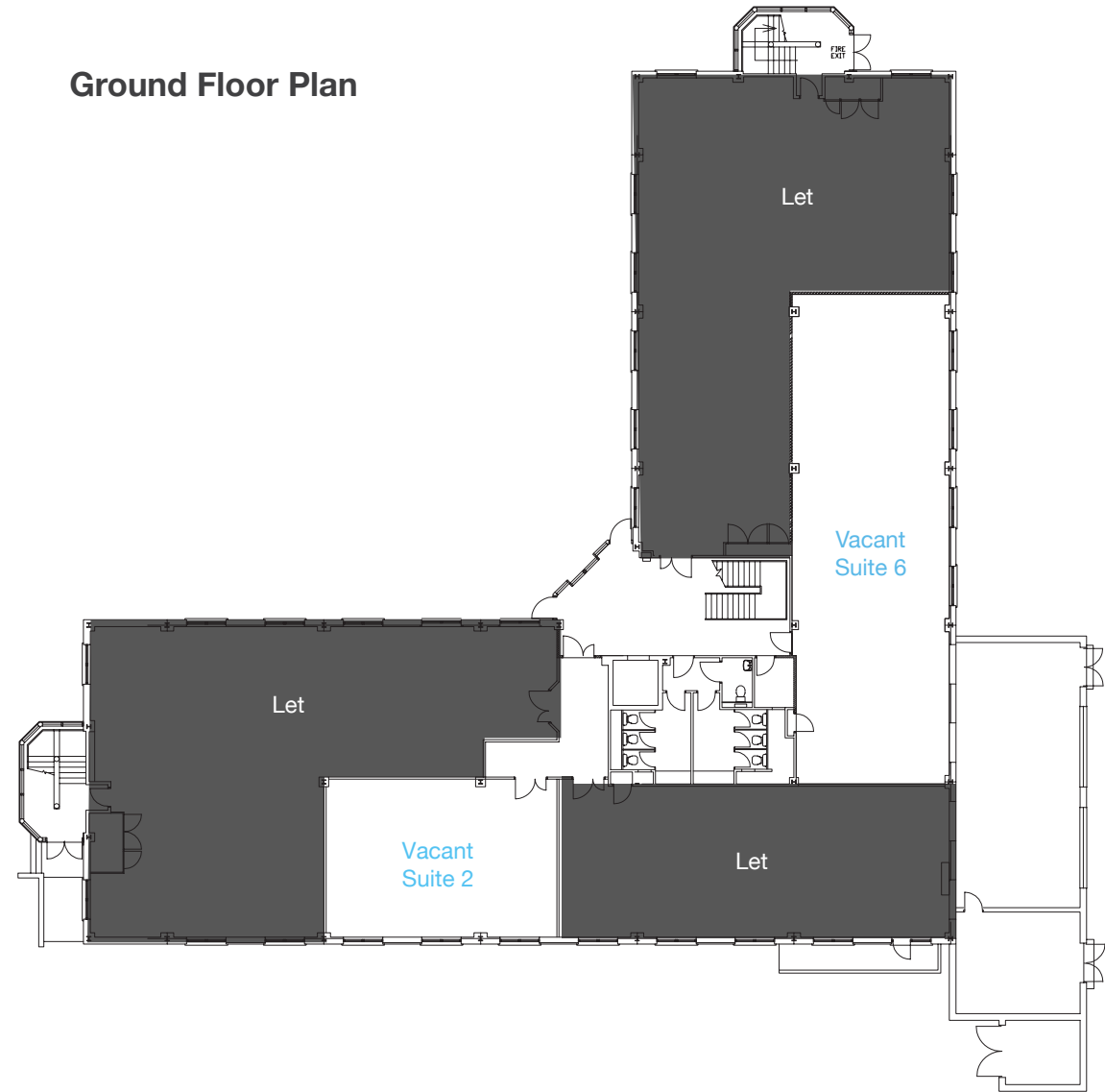
- Air conditioned office suites
- Suspended ceilings with recessed LG3 lighting
- Full accessed raised floors
- Disabled access and disabled WC's
- Passenger lift
- Impressive feature entrance
- 104 car parking spaces

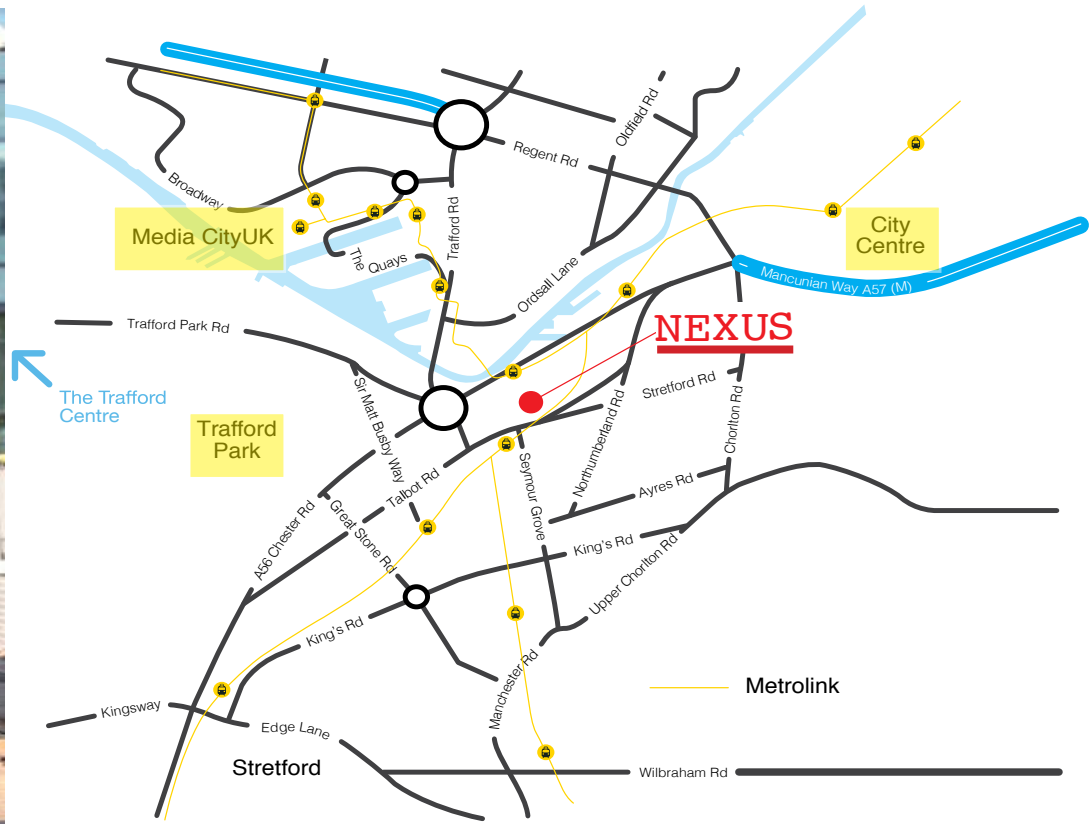
Availability

| DEMISE | TENANT | AREA SQ FT |
|--------------|--------|--------------|
| Suite 2 | Vacant | 786 |
| Suite 6 | Vacant | 1,741 |
| TOTAL | | 2,527 |

- ALL SUITES OFFER A KITCHENETTE & BREAKOUT AREA
- TOILETS ON EACH FLOOR

Ground Floor Plan





Location

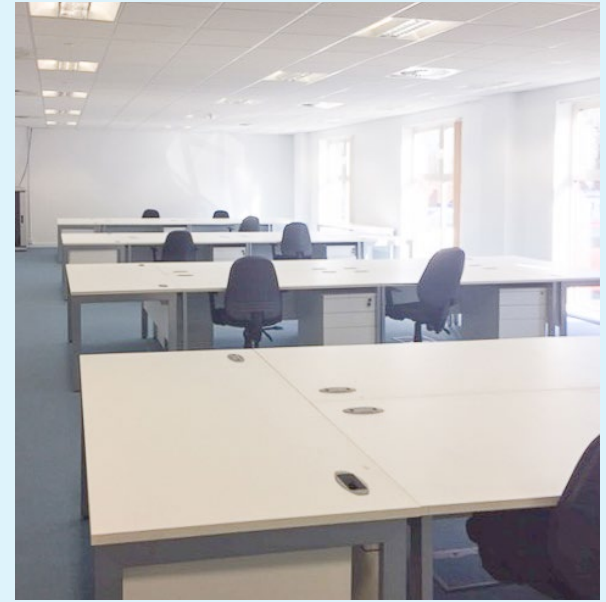
- 1.5 miles from Manchester City Centre
- Just off A56
- 10 minutes to M60
- 15 minutes to M602

The property has very good transport links; Manchester City Centre is only 5 minutes by car and only 9 minutes by Metrolink from the nearby Trafford Bar station. Manchester Airport is located approximately 9 miles to the south, approximately a 15 minute drive and is directly accessible from Trafford Bar Metrolink.

In addition, there are numerous bus services that operate along Chester Road and Talbot Road, with stops within a couple minutes walk of the property.

There is a good range of local retail facilities within easy walking distance. Salford Quays is nearby with a wide choice of hotels and restaurants.





Gallery



Terms

Rent & Service Charge

Further information is available on request.

Lease

Flexible 12 month term leases can be made.

VAT

VAT is applicable on all costs.

EPC

The property has an EPC rating of E109. A copy of the certificate is available on request.

Contact



Sian Hindle

0161 220 1999

sian.hindle@crystalhurstwood.com



Dan Rodgers

0161 817 3396

danrodgers@roger-hannah.co.uk

IMPORTANT NOTICE

WHR and Crystal Property & Land gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published May 2016, photography taken December 2014.