



CENTENARY HOUSE
MANCHESTER



**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 AND M60.**

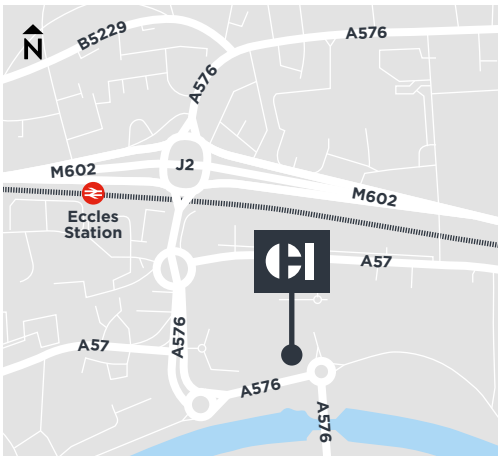


LOCATION

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

The property benefits from its close proximity to West One Retail Park (Eccles) which includes a number of retail and leisure outlets and Ladywell Tram stop, both approximately within 10 minutes walk.

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.





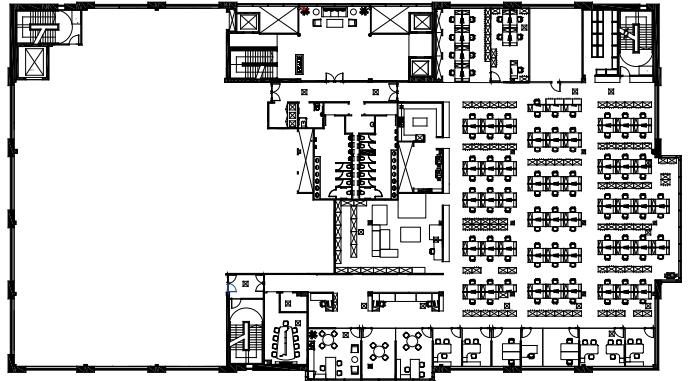
SPECIFICATION

- Metal tiled suspended ceilings
- LG7 compliant lighting
- Full access raised floors
- Four pipe fan coil air conditioning
- DDA compliant
- 24 hour on site security

The 3rd floor suite benefits from a high quality fit out including:

- Open plan office accommodation
- Kitchen
- Storage area
- Video conference room
- Meeting rooms
- Private offices

FLOOR PLAN - THIRD FLOOR



Floor	Size (sq ft)	Size (sq m)
3rd	11,715	1,088.36



TERMS

The suite is currently held by way of a lease expiring March 2026. The lease is available for assignment or subletting, or a surrender and re-grant on terms to be agreed with the landlord. We can also offer a full floor of 22,303 sq ft on terms to be agreed.

SERVICE CHARGE

The current service charge equates to £4.66 per sq ft.

LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

VAT

Any prices quoted are exclusive of, but liable to VAT at the prevailing rate.

EPC

EPC rating of E.

VIEWING

Strictly by appointment with sole agents Savills.

CONTACT

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