

**CITIBASE**

since 1993



Serviced offices



Meeting rooms

# Citibase MANCHESTER OLD TRAFFORD

Occupying a landmark building with great Metrolink and road connections and close to Manchester city centre, Citibase Manchester Old Trafford is a unique and impressive home to run and grow your business from





## Better connected

- Superfast internet
- Convenient Old Trafford business location
- 5 minutes' walk to Trafford Park and Trafford Bar Metrolink stops
- Just over 5 minutes to the city centre
- Piccadilly train station is only 15 minutes by Metrolink
- Under 1 mile to the heart of Salford Quays
- 2 miles/6 minutes to M60 Jc. 7 and under 1 ½ miles/5 minutes to M602 Jc. 3
- 9 miles/15 minutes to Manchester Airport



**If you're looking for a superbly located office to base your business, then Citibase Manchester Old Trafford can't be beaten. Situated in a landmark building it's only a short stroll to the nearest Metrolink stops for fast and frequent services into the city centre. Whilst for those traveling by car, with plentiful on-site parking\* and only two miles to the M60, it really is one of the best-connected places for your business to call home. It offers customers:**

- Landmark building recently refurbished
- Fully serviced business centre facilities
- Great value
- Superfast internet
- Range of internet and telecoms packages
- Superb transport links – around 5 minutes from the city centre and Salford Quays



- Flexible contracts
- Meeting rooms
- Reception and business support services
- Personalised call handling
- 24-hour access
- Plentiful car parking\*
- On-site cafe



**At Citibase, we believe in taking the stress of running a building off your hands so that you can focus on running your business.**

Housed in a landmark building Citibase Manchester Old Trafford couldn't be better located. Surrounded by handy transport links it offers the perfect place to run and grow any business in modern, fully serviced office suites.

Having been recently refurbished to a high-specification, the building features an impressive entrance reception, six passenger lifts and loads of natural light. There's even a handy on-site café to stock up on refreshments.

For those who want easy access to the city centre, two Metrolink stops are within a short walk to get you into the centre in around five minutes. Whilst the many amenities of Salford Quays including a great selection of bars and restaurants are also only five minutes away.

Road access is superb too with both the M60 and M602 motorways being under two miles away. Parking is no problem with ample spaces for cars and bikes\* in a multi-storey car park at the rear of the building.

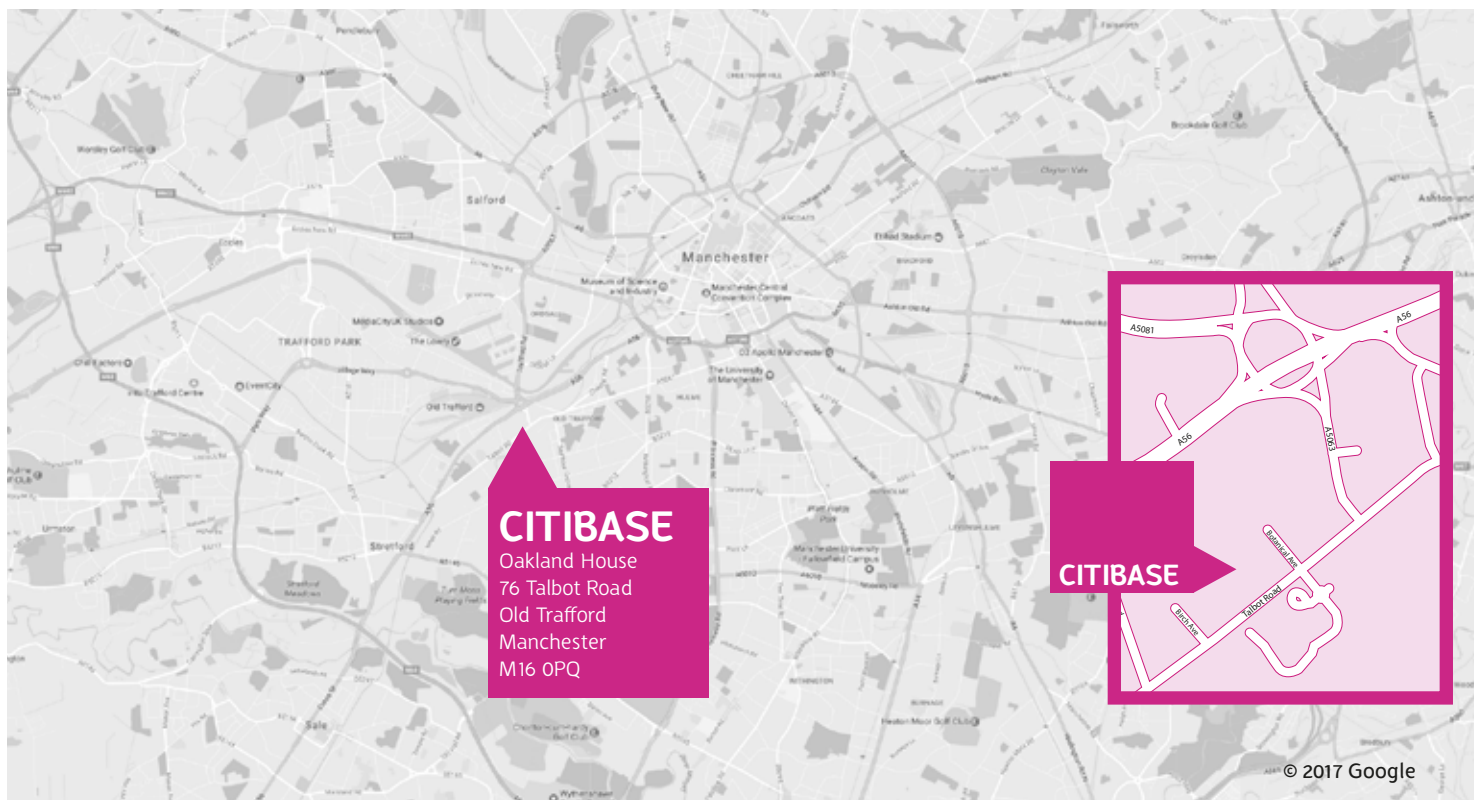
And being located in the heart of Old Trafford means the world-famous football and cricket grounds are just moments away for those sports fans.

Choose from office suites in various sizes and configurations, with superfast internet and all available on flexible terms to suit small, medium or large businesses.

Citibase provide fully equipped business centres for cost-conscious SMEs and Start-Up companies at numerous locations from Aberdeen to Brighton. Offering an extensive range of business support and administrative services including: meeting rooms, personalised call answering plus many more, Citibase take care of everything, allowing customers 'Freedom At Work' to build and run a successful business.



## How to find us



We'd love to show you around – come and see us for a tea or coffee and no-obligation viewing.

To arrange a time or for more details contact us at:

Citibase Manchester Old Trafford  
Oakland House  
76 Talbot Road  
Old Trafford  
Manchester  
M16 0PQ  
08444 993 373

sales@citibase.co.uk  
www.citibase.com

### By Car (from M602 Jc. 3)

- Exit Jc. 3 and head south on Trafford Road/A5063
- Continue straight onto White City Way/A5063
- Turn right onto Talbot Road/A5014
- Citibase Old Trafford is located after a short distance on the right-hand side in Oakland House

### Metrolink

- Old Trafford and Trafford Bar stops are both just over 5 minutes' walks for fast and frequent services. Deansgate in the city centre can be reached in around 5 minutes

### Train

- Trafford Park station is just under 1 ½ miles away and can be reached in under half an hour on foot. Manchester Piccadilly station can be reached in around 15 minutes by Metrolink

### Bus

- Numerous bus routes are on the doorstep including the 79, 255, 256 and 265

### Car and Bike Parking

- There is on-site parking for cars and bikes\*

Travel times are taken from google maps.

\*Parking is subject to availability and charges may apply