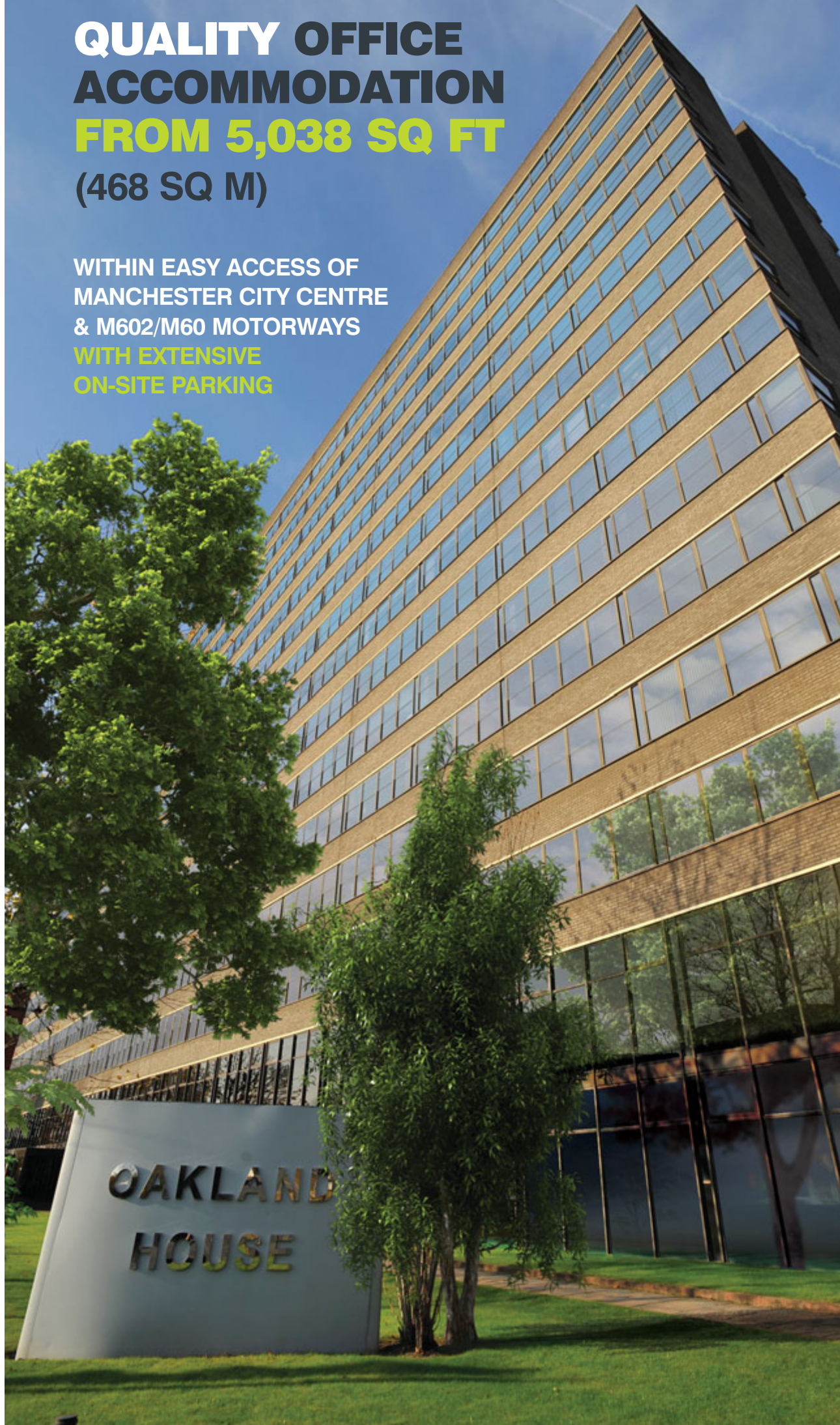


# OAKLAND HOUSE

TALBOT ROAD • OLD TRAFFORD • MANCHESTER

## QUALITY OFFICE ACCOMMODATION FROM 5,038 SQ FT (468 SQ M)

WITHIN EASY ACCESS OF  
MANCHESTER CITY CENTRE  
& M602/M60 MOTORWAYS  
WITH EXTENSIVE  
ON-SITE PARKING



# OAKLAND HOUSE

TALBOT ROAD • OLD TRAFFORD • MANCHESTER



**SUPERB  
NEARBY  
AMENITIES  
AND  
ON-SITE CAFÉ**

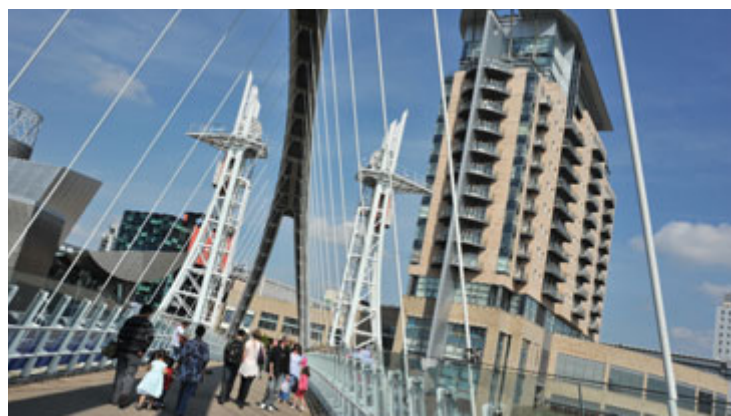
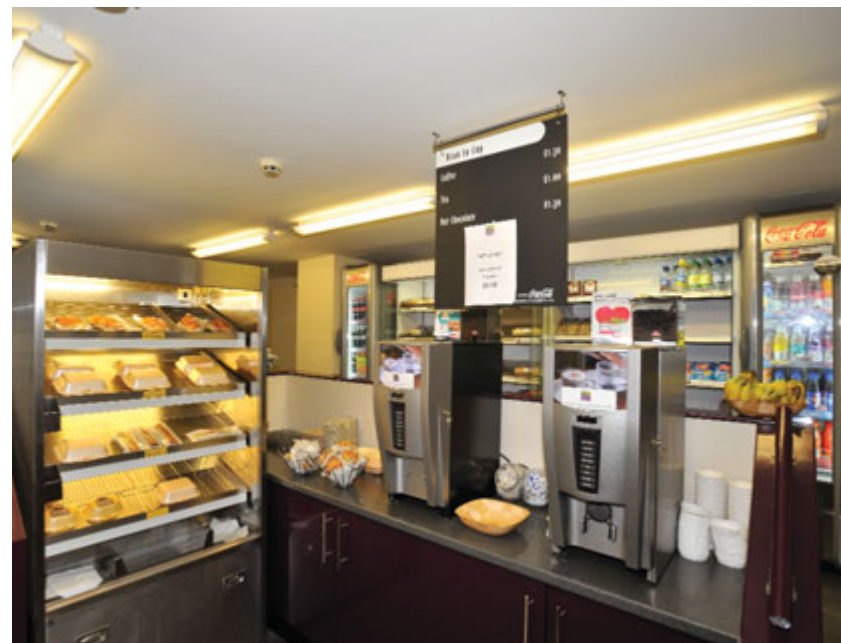


# OAKLAND HOUSE AERIAL



## ACCESSIBILITY & AMENITIES

- The Metrolink stations of Old Trafford and Trafford Bar are a short walk away
- These link to Manchester, Altrincham, Salford Quays and Bury
- Numerous bus routes run along Talbot Road and Chester Road
- On-site café
- The many amenities at Salford Quays including bars, restaurants, hotels, public houses, The Lowry Centre, Imperial War Museum etc are five minutes away
- Manchester city centre is approximately five minutes away by car or Metrolink





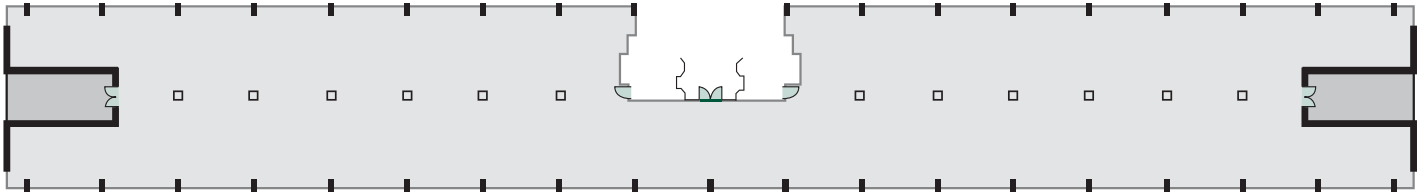
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# OAKLAND HOUSE

## ACCOMMODATION SCHEDULE

### TYPICAL FLOORPLAN



### TERMS

For full costs including rent, rates and service charge and to discuss lease terms please contact the letting agents.

### AVAILABILITY

Availability detailed in sleeve pocket.



### THE SPACE

- Impressive entrance reception
- Six high speed passenger lifts
- Modern refurbished office space
- On-site multi-storey car park with bridge link
- Excellent natural light
- New suspended ceilings with recessed lighting
- Centrally heated
- Optional comfort cooling package
- Large regular floor plates
- New carpeting and decoration throughout
- 24 hour access and security seven days a week

**READY FOR IMMEDIATE OCCUPATION**

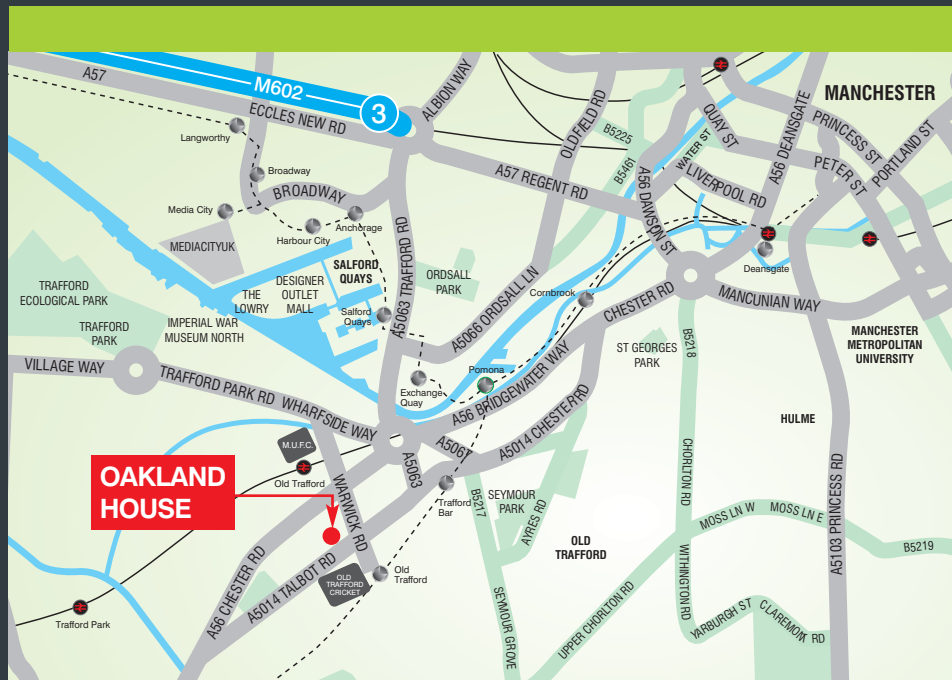
# OAKLAND HOUSE



SUPERBLY LOCATED WITHIN THE QUAYS

## THE LOCATION

Oakland House is a recognised landmark building which offers high quality office space close to two Metrolink stations. The M602 and M60 motorways are close by as well as the amenities of Salford Quays and Manchester city centre. Occupiers benefit from their own multi-storey car park at the rear offering an excellent car parking ratio.



TALBOT ROAD • OLD TRAFFORD • MANCHESTER

WITHIN EASY ACCESS OF MANCHESTER CITY CENTRE & M602/M60 MOTORWAYS WITH EXTENSIVE ON-SITE PARKING

## EPC CERTIFICATE

**Energy Performance Certificate**  
Non-Domestic Building

Oakland House  
Talbot Road  
Old Trafford  
MANCHESTER  
M16 0PQ

Certificate Reference Number:  
0970-4970-0382-2430-5070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website: [www.communities.gov.uk/epcd](http://www.communities.gov.uk/epcd).

**Energy Performance Asset Rating**

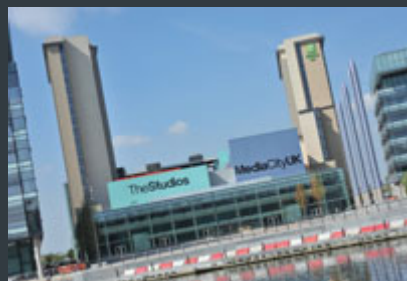
A	91-100
B	81-90
C	71-80
D	61-70
E	51-60
F	41-50
G	31-40

103 (This is the energy efficiency of the building)

Technical Information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have rating as follows:
Building environment: Heating and Natural Ventilation	26 (if newly built)
Total useful floor area (m <sup>2</sup> ): 17555	70 (if typical of the existing stock)
Building complexity (NBS level): 4	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 55.16	

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 523 1234.



## FURTHER INFORMATION & VIEWINGS

For further information/viewings, please contact the joint letting agents.

**Matthews & Goodman**  
0161 839 5515  
[www.matthews-goodman.co.uk](http://www.matthews-goodman.co.uk)

**Knight Frank**  
0161 833 0023

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