

RegentsPlace



TO LET

**QUALITY REFURBISHED
OFFICE ACCOMMODATION**

ENTER

3,432 - 24,097 Sq Ft (318.8 - 2,238.67 Sq M)

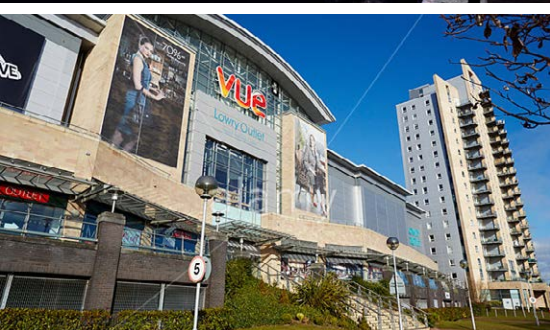
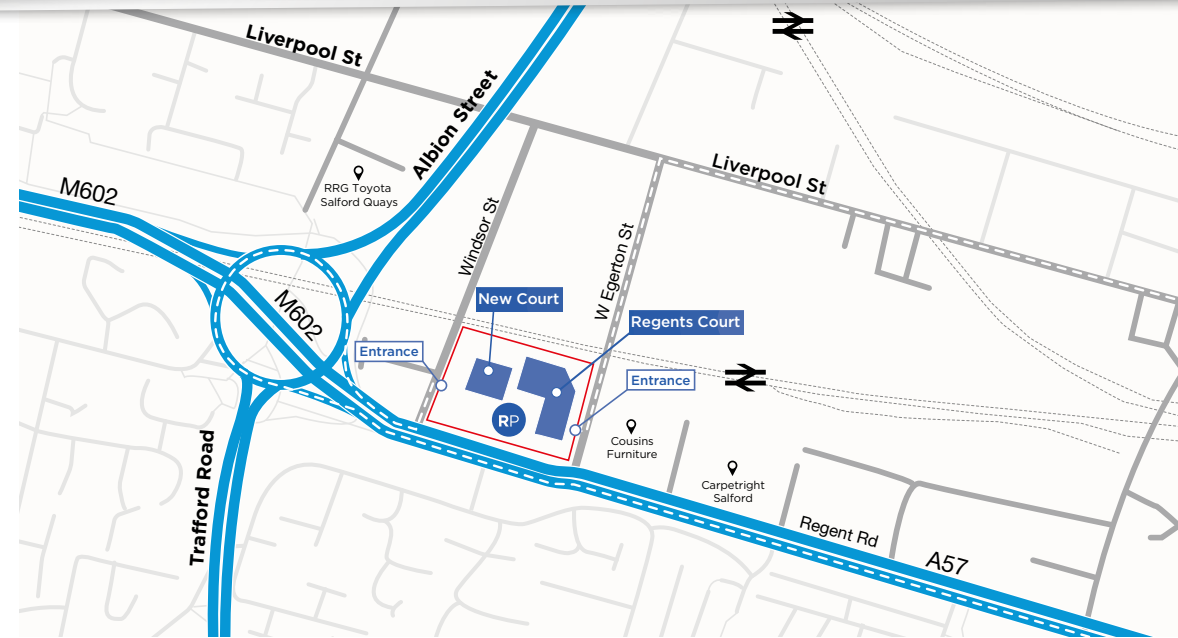
Regents Place, Regents Road, Manchester M5 4BT

Location

Regents Place is strategically located close to junction 3 of the M602 and within 2 miles of Manchester City Centre and is situated at the northern gateway to Salford Quays which is firmly established as a major business quarter within Greater Manchester. Salford Quays is located within half a mile of the building and offers office occupiers a wide range of leisure and retail facilities.

Metrolink stations The Anchorage and Longworthy are a few minutes walk away and buses operate along Eccles New Road / Regent Road.

Extensive rail, leisure, hotels and business services are within walking distance of Salford Quays whilst Manchester City Centre and The Trafford Centre are a short drive away.





M60 / Manchester Airport

Hotel Football

Old Trafford Football Stadium

Copthorne Hotel

Hotel Ibis

Watersports Centre

Lowry Outlet Mall

Imperial War Museum

Lowry Theatre

Media City

BBC

Waitrose

ITV

Trafford Centre / M60

College

TRAFFORD ROAD

BROADWAY

Entrance

Regents Court

New Court

M602 / M60 / M62 / Warrington / Liverpool

M602

Manchester City Centre

REGENT ROAD

Entrance

RegentsPlace RP

WEST EGERTON STREET

WINDSOR STREET

ALBION WAY

LIVERPOOL STREET

Salford

Description

Regents Place comprises two modern office buildings located on a prominent site off Regent Road, Salford.

The larger building, Regents Court is part occupied by HSBC, whilst BAM Construction are existing tenants on the 1st and part ground floor of New Court.

The site is fully secure and has automatic gates controlling access from either Windsor Street or West Egerton Street. Extensive car parking is available on-site with the benefit of a combination of manned security and monitored CCTV.



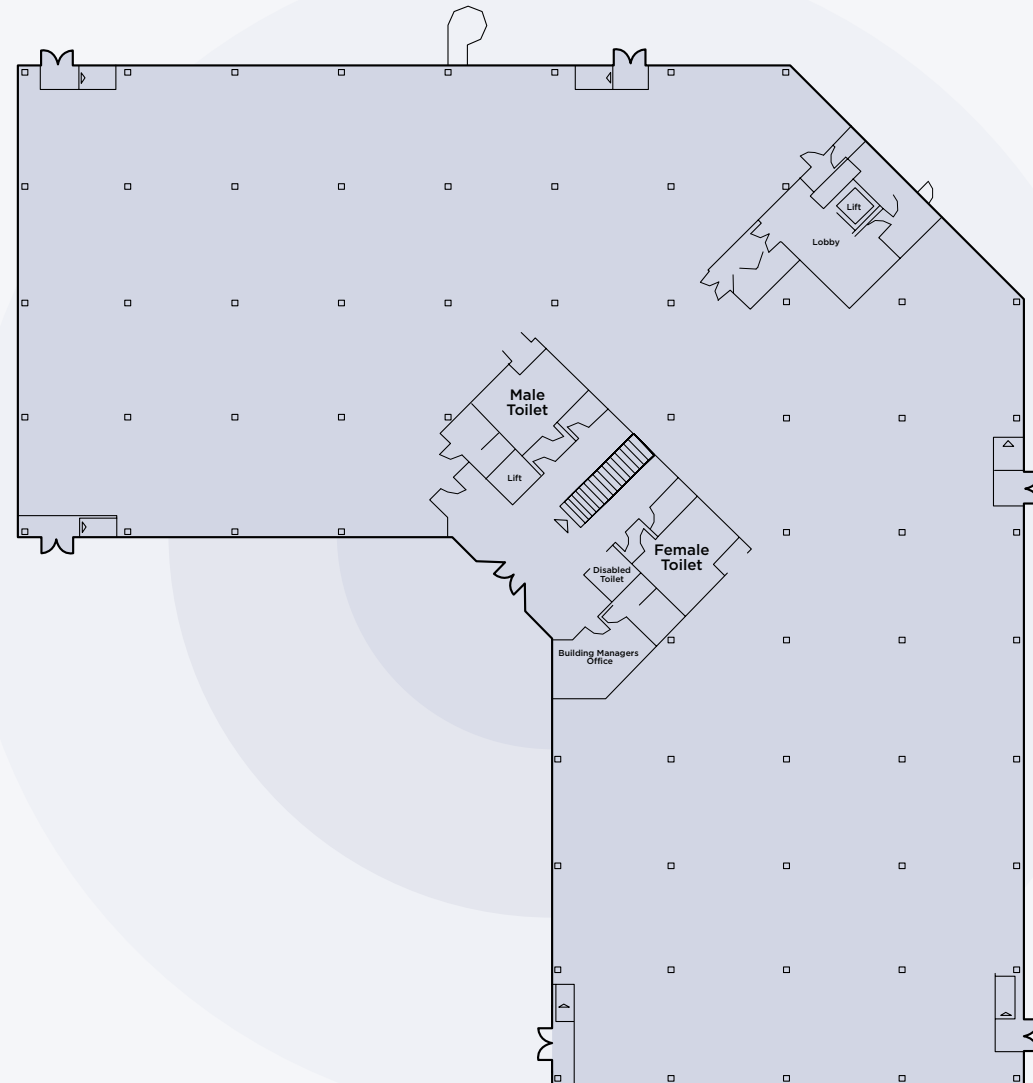
Accommodation

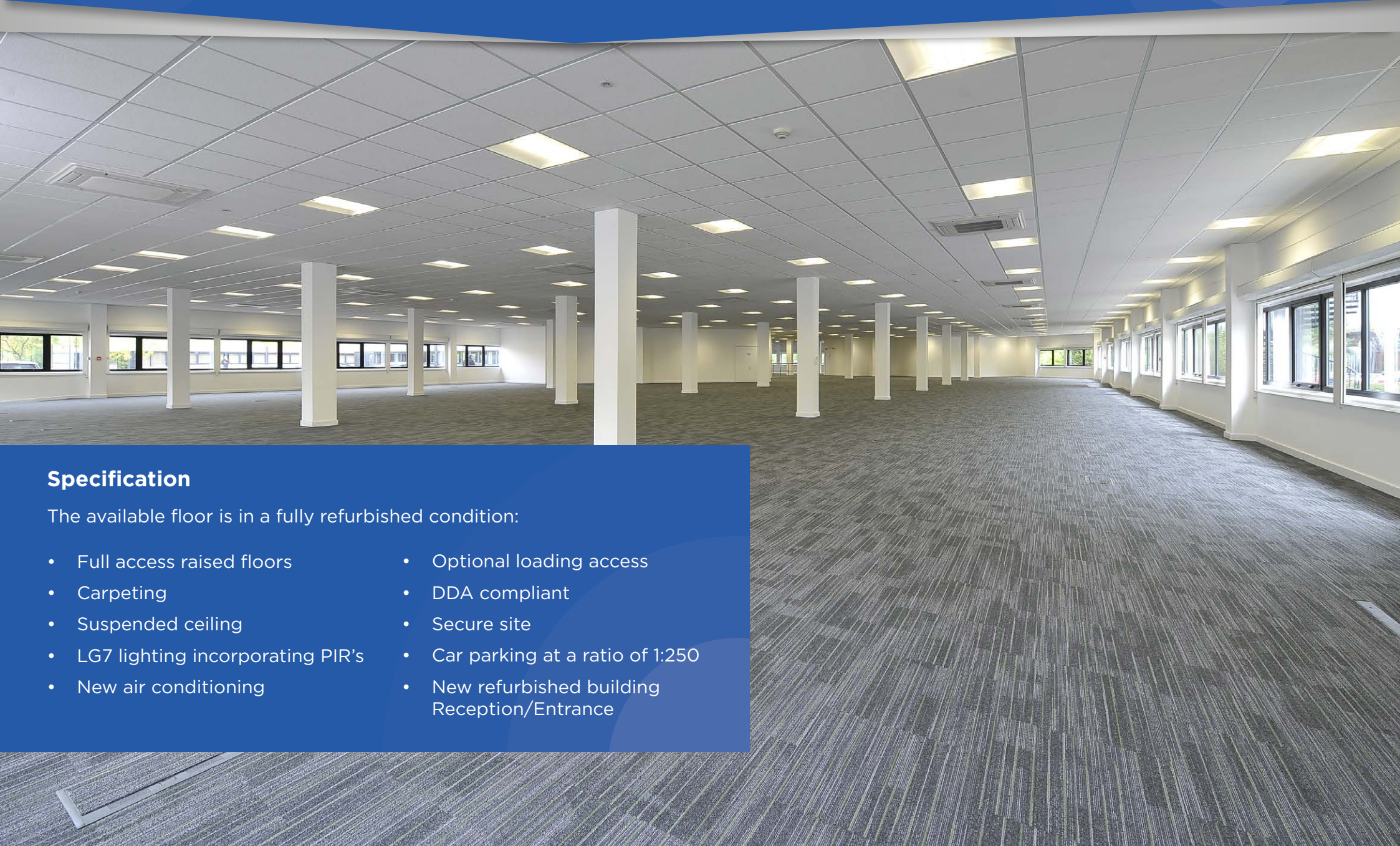
Regents Court

Floor	Sq Ft	Sq M
Ground	20,665	1,919.84

New Court

Floor	Sq Ft	Sq M
Part Ground	3,432	318.84





Specification

The available floor is in a fully refurbished condition:

- Full access raised floors
- Carpeting
- Suspended ceiling
- LG7 lighting incorporating PIR's
- New air conditioning
- Optional loading access
- DDA compliant
- Secure site
- Car parking at a ratio of 1:250
- New refurbished building Reception/Entrance

Lease

The accommodation is available as a whole on a new lease for a term to be agreed.

Rent

On application.

Viewing

Strictly by appointment with the joint letting agents:

Josh Levy
jlevy@lsh.co.uk

Rupert Barron
rupert.barron@avisonyoung.com

Matthew Pickersgill
mpickersgill@lsh.co.uk

Mark Cooke
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0161 228 6411
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