

TALBOT ROAD, OLD TRAFFORD,
MANCHESTER M32 0FP

SIGNIFICANT
INCENTIVES AVAILABLE

LOC

LANCASTRIAN OFFICE CENTRE

TO LET

SUPERBLY LOCATED SELF CONTAINED OFFICE ACCOMMODATION

14,823 SQ FT (1,377 SQ M)

LOC

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A GREAT LOCATION



LOCATION

Lancastrian Office Centre enjoys a high-profile location fronting the tree lined Talbot Road. It is directly opposite Trafford Town Hall, adjacent to Old Trafford Cricket Ground and a short walk away from University Academy 92.

Within the area, there is a good selection of local lunchtime amenities to take advantage of, which range from small retail offerings to a Tesco Extra.

The attractions of Salford Quays and the widely renowned Trafford Centre are also easily commutable, whilst also being accessible via the Metrolink network. These are in addition to the long-established White City Retail Park on Chester Road.

For public transport, the Old Trafford Metrolink station is within 2 minutes' walk, providing frequent links to South Manchester

and the City Centre every 6 minutes. Junction 7 of the M60 motorway is only a 5-minute drive away providing excellent connectivity to the regional motorway network.

OLD TRAFFORD, MANCHESTER



A GREAT LOCATION



THE LANCASTRIAN OFFICE CENTRE IS SURROUNDED BY QUALITY AMENITIES AND EASILY ACCESSIBLE FROM BOTH THE CITY CENTRE AND SALFORD QUAYS.



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AN EXCELLENT OPPORTUNITY TO BENEFIT FROM
FITTED OFFICE SPACE IN THE HEART OF TRAFFORD.



DESCRIPTION

Lancastrian Office Centre comprises four 6-storey office buildings, named Washbrook, Duckworth, McLaren and Statham. They are interlinked by 2-storey office wings and each building is serviced by a high quality refurbished reception manned by the on-site customer care team.

This refurbishment provides the modern feel that is to be expected and delivers a strong first impression for both occupants and visitors to the building.

Secure on-site car parking is provided, and dedicated visitor parking is also available. Any additional parking requirements can be provided at the adjacent cricket ground, the town hall, and on-street, subject to availability.

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SPECIFICATION

This office space can be provided with the benefit of the existing tenant fit-out already in place, allowing occupiers to make considerable savings on cost and time. In addition, the furniture could also be included subject to negotiation with the tenant.

The specification of the office suite is as follows:

- AIR CONDITIONED
- SUSPENDED CEILING
- PERIMETER TRUNKING
- OPEN PLAN OFFICE ACCOMMODATION
- LIFT ACCESS
- DDA COMPLIANT
- CAR PARKING
- ON-SITE CUSTOMER SERVICE TEAM
- PRE-CONNECT SUPERFAST INTERNET
- 24-HOUR ACCESS
- BIKE RACKS
- SHOWER FACILITIES
- ROOF GARDEN



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Washbrook House

Duckworth House

AVAILABILITY

Floor	Sq ft	Sq m	Car Parking
Part 1st Floor, Washbrook House & Part 1st Floor, Duckworth House	14,823	1,377	34 spaces

OLD TRAFFORD, MANCHESTER

FIT-OUT

The existing tenant fit-out includes the following:

- RECEPTION FACILITIES
- 1 X 6 PERSON MEETING ROOM
- 1 X 8 PERSON TECHNICAL LAB / TRAINING ROOM
- 1 X LARGE KITCHEN AND BREAKOUT AREA
- 1 X SMALL KITCHEN AND BREAKOUT AREA
- 1 X 14 PERSON BOARD ROOM
- 1 X 10 PERSON MEETING ROOM
- 1 X 12 PERSON MEETING ROOM
- 1 X MANAGER OFFICE (2 PERSONS)
- DROP-IN / BREAKOUT SPACE



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QUALITY FITTED OFFICE SPACE THAT IS READILY
AVAILABLE WITHIN AN EXCELLENT BUILDING.



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FURTHER INFORMATION

Available by way of assignment, sub-lease or on a new lease.

Rental figures available on request.

VIEWINGS

For further information and viewing please contact the agent
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