

# 3

# EXPRESS NETWORKS



**14,640 SQ FT**  
OFFICE FOR SALE

# An opportunity to purchase a prominent self-contained office in Ancoats with vacant possession.

The office is split over the first and second floors at Express Networks Three, a modern mixed-use development fronting Oldham Road.

This is an excellent opportunity for an occupier to acquire their own office in one of the trendiest suburbs in the city.



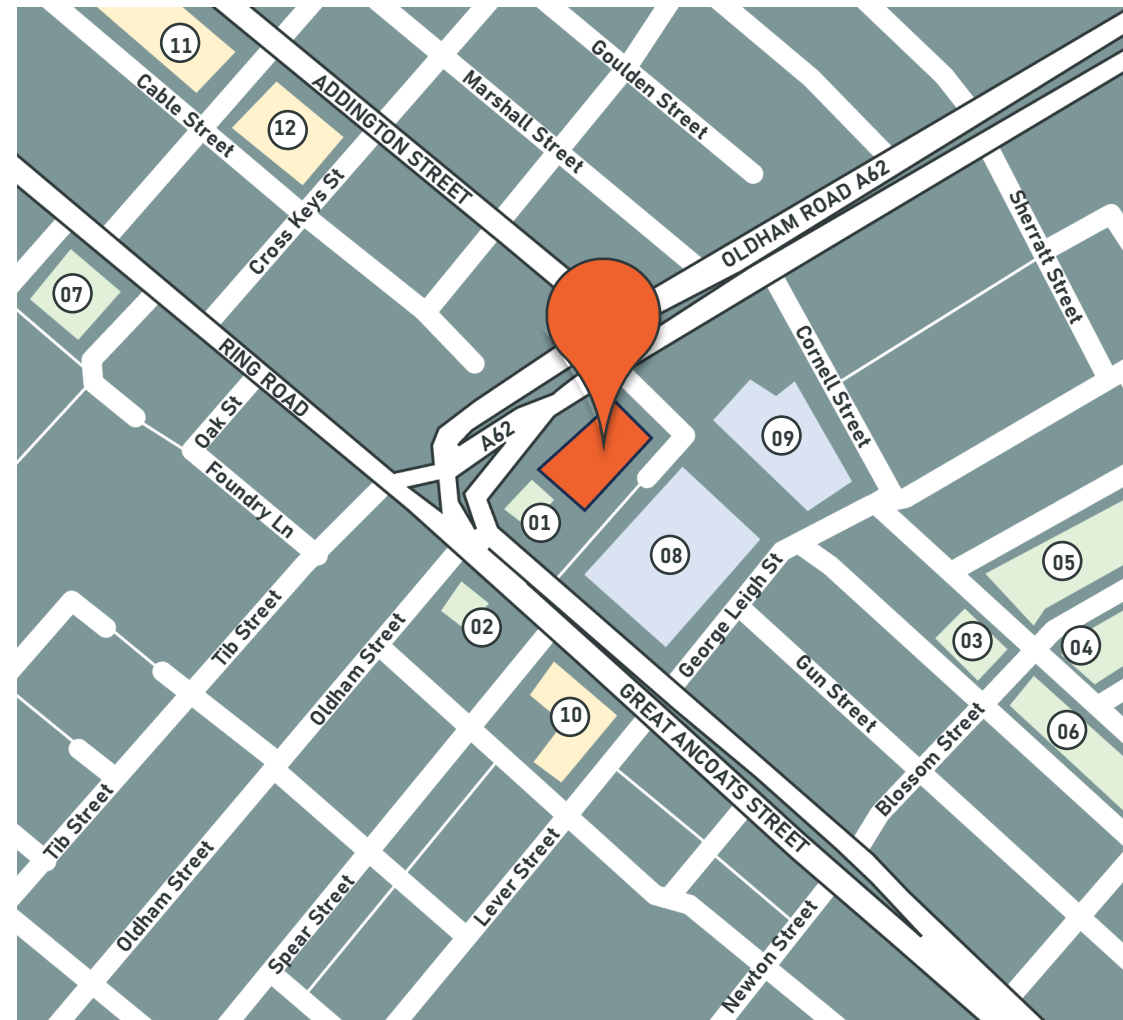
# Location.

The property occupies an extremely prominent position, close to the junction of Oldham Street and Great Ancoats Street, where the popular districts of the Northern Quarter and Ancoats converge.

Manchester Victoria and Manchester Piccadilly Train Stations are both less than 15 minutes walk from the property.

In addition, Shudehill and Market Street Metrolink Stations can be reached by foot within 10 minutes.

Manchester's inner ring road is just a 1 minute drive from the premises and the M60 ring road is approximately 4.4 miles away, offering swift access to the wider motorway network.



01. Crown & Kettle Public House

02. Frog & Bucket Comedy Club

03. The Edinburgh Castle Public House

04. Cutting Room Square

05. Seven Brothers / The Counter House / Elnecot

06. Rudys Pizza / Canto / The Jayne Eyre

07. Mackie Mayor Food Market

08. Express Buildings

09. 2 Express Buildings

10. Travelodge

11. AC Marriot Hotel

12. Staycity Aparthotel

# Neighbourhood.

Ancoats has been called “the world’s first industrial suburb” and its proximity to the city centre has led to substantial regeneration, largely driven by new residential schemes and mill properties refurbished to provide on-trend office accommodation.

The area was recently ranked as one of the trendiest places to live in the world by Time Out.

There is excellent amenity nearby, with both Cutting Room Square and the Northern Quarter being home to an array of independent businesses, cafes, shops, clubs and bars.



# Description.

This self-contained office is set over the first and second floors and is accessed via its own fully glazed, treble-height entrance on Oldham Road, offering excellent branding opportunities.

The modern stairwell and passenger lift serve both floors and there is an additional internal connecting staircase on the other side of the property.

Both the first and mezzanine floors provide a mixture of open plan workspace and private offices.

The property comes with up to 4 car parking spaces, accessed via a roller shutter at the rear of the property.



**SELF-CONTAINED OFFICES**

**AIR CONDITIONING**

**PAINTED PLASTERED CEILINGS WITH RECESSED LIGHTING**

**OPEN PLAN WORKSPACE WITH MEETING ROOMS**

**LIFT ACCESS**

**EXCELLENT NATURAL LIGHT**

**UP TO 4 CAR PARKING SPACES**

# Indicative floor plan.



AREA	SQ FT	SQ M
First	7,320	680
Second	7,320	680
<b>TOTAL</b>	<b>14,640</b>	<b>1,360</b>

Plans provided are for indicative purposes only and may not be to scale.

Schedule of Availability		
AREA	SQ FT	SQ M
Mezzanine	3,196	296
First (Units E, B & A)	6,715	623
First (Unit D)	3,961	367
First (Unit E)	1,797	166

# Proposal.

Offers are sought in excess of **£1,850,000 (one-million eight-hundred and fifty-thousand pounds)**, for the entirety of the premises. This is subject to contract and exclusive of VAT. Prices on the basis of a split floor purchase, will be discussed on application.

## TENURE

The property is held long-leasehold for a term of 250 years from 12 May 2006.  
Title Number: MAN63984.

## SERVICE CHARGE

£1.82 per sq ft passing.

## EPC

The property has an EPC rating of 29-B. A full copy of the EPC report is available upon request.

## VAT

We understand that the property is elected for VAT.

## AML REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



# Contact.

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