



# NEXUS

## OLD TRAFFORD

### GRADE A OFFICE BUILDING

4 BRINDLEY ROAD, CITY PARK, MANCHESTER M16 9HQ

**2,293 – 17,482 Sq Ft To Let**



**HURSTWOOD  
HOLDINGS**

## Description

Nexus offers a modern headquarter style Grade A office building situated at the entrance to City Park Business Village. The park benefits from 24hr access and security, plus extensive on-site parking for staff and visitors.

Neighbouring occupiers on the park include British Red Cross, ADT Fire & Security, Interek and Brooklyn Trading.

Nexus provides good quality office accommodation with all office suites refurbished to a high standard. The property benefits from the following internal specification.

- Air conditioned office suites
- Suspended ceilings with recessed LG3 lighting
- Full accessed raised floors
- Disabled access and disabled WC's
- Passenger lift
- Impressive feature entrance
- 104 car parking spaces



**24hr access and security,**  
plus extensive on-site  
parking for staff and visitors.

## Location

The property has very good transport links; Manchester City Centre is only 5 minutes by car and only 9 minutes by Metrolink from the nearby Trafford Bar station. Manchester Airport is located approximately 9 miles to the south, approximately a 15 minute drive and is directly accessible from Trafford Bar Metrolink.

In addition, there are numerous bus services that operate along Chester Road and Talbot Road, with stops within a couple minutes walk of the property.

There is a good range of local retail facilities within easy walking distance. Salford Quays is nearby with a wide choice of hotels and restaurants.

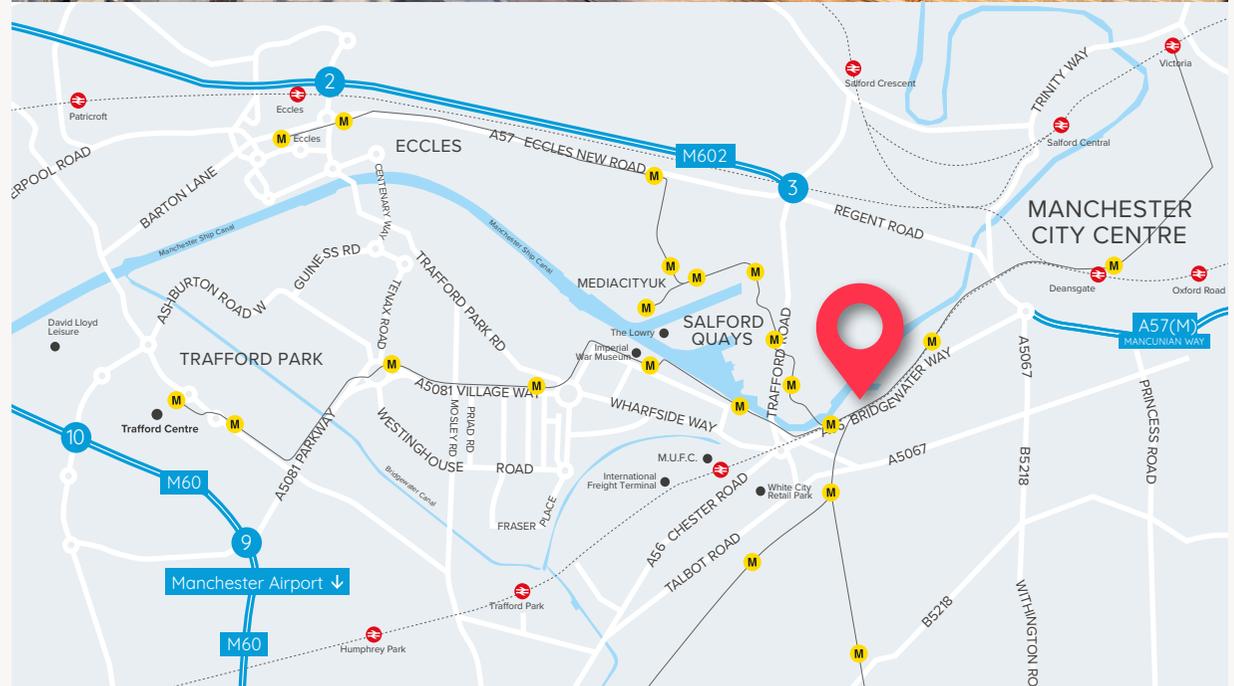


 **1.5 Miles**  
From Manchester City Centre

 **A56**  
Close to A56

 **10 Mins**  
To M60 motorway

 **15 Mins**  
To M602 motorway





Trafford Park

Imperial War Museum North

MediaCityUK

Lowry Outlet

Langworthy

Broadway

Media City

Harbour City

Salford Quays

M602

Trafford Wharf Road

A57 Regent Road

Old Trafford Football Ground

Salford Quays

Trafford Road

Exchange Quay

White City Retail Park

NEXUS, OLD TRAFFORD

A56 Chester Road

Ponoma

Manchester City Centre 3 mins

A56 Bridgewater Way

Brindley Road

Chester Road

Trafford Bar



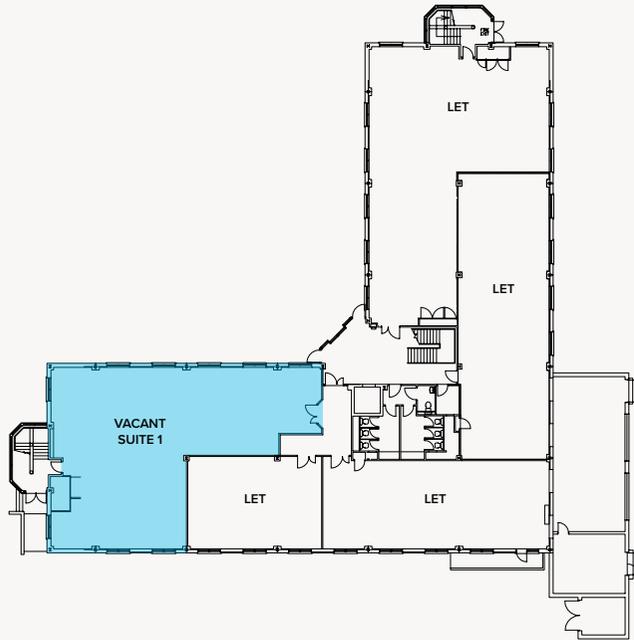
**8 Mins**  
To Trafford Bar Metrolink



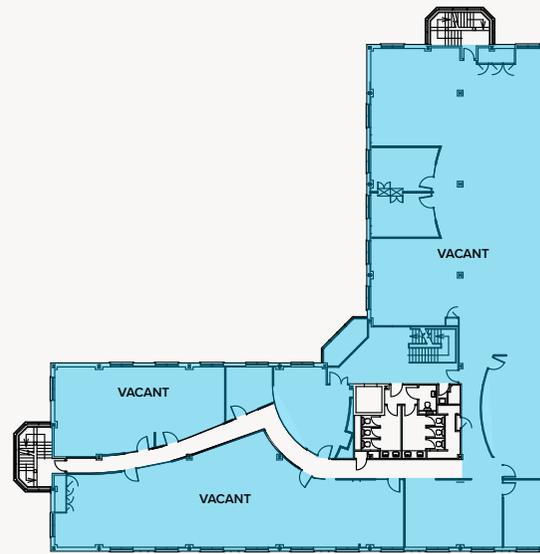
**9 Miles**  
To Manchester Airport



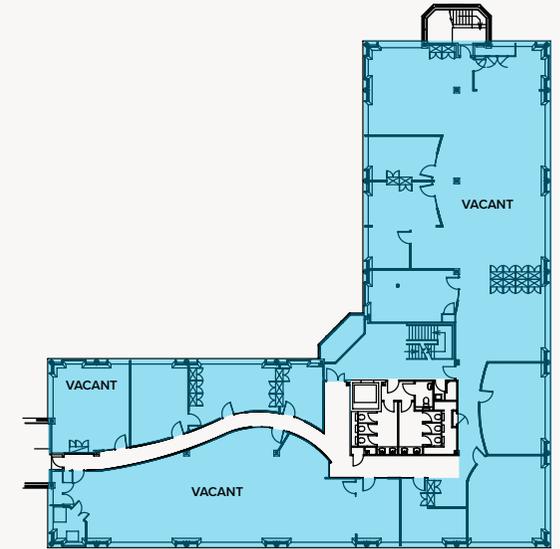
# Availability



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## AVAILABLE AREA

FLOOR / UNIT	DESCRIPTION	SQ FT	RENT	SERVICE CHARGE (SQ FT)
Ground Floor	Suite 3	2,293	£2,867 per month	£5
First Floor	First Floor	8,794	£12.50 per sq ft	£5
Second Floor	Second Floor	8,688	£12.50 per sq ft	£5

\*VAT is additional.







# Terms

## Terms

Suites are available by way of equivalent internal repairing and insuring lease for a term to be agreed.

## EPC

EPC document is available on request.

## Rateable Value

Interested parties are advised to make their own enquiries with the local council.

## VAT

The property is elected for VAT.



# Contact



**Chloe Ellerby**

0161 220 1999

07718 884 764

chloe.ellerby@hurstwoodholdings.com

**Edwards & Co**

**Oliver Woodall**

0161 837 1396

07741 634 874

oliver@edwardsandco.com

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