



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



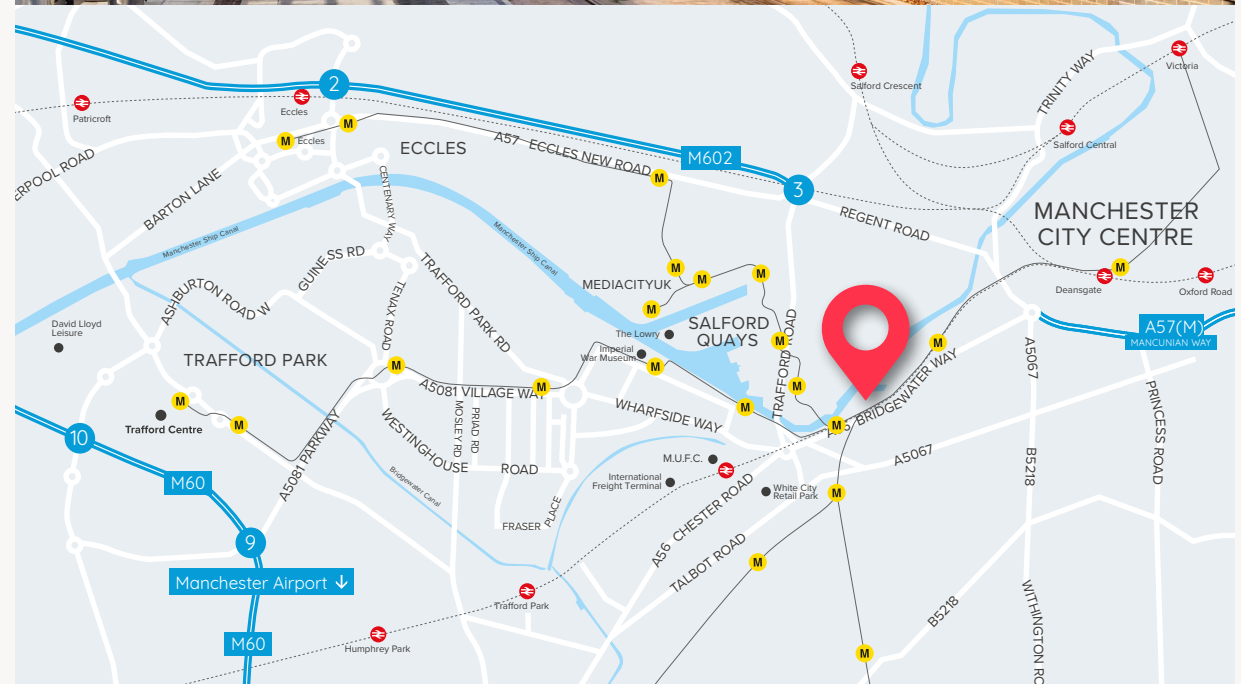
24hr access and security,
plus extensive on-site
parking for staff and visitors.

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





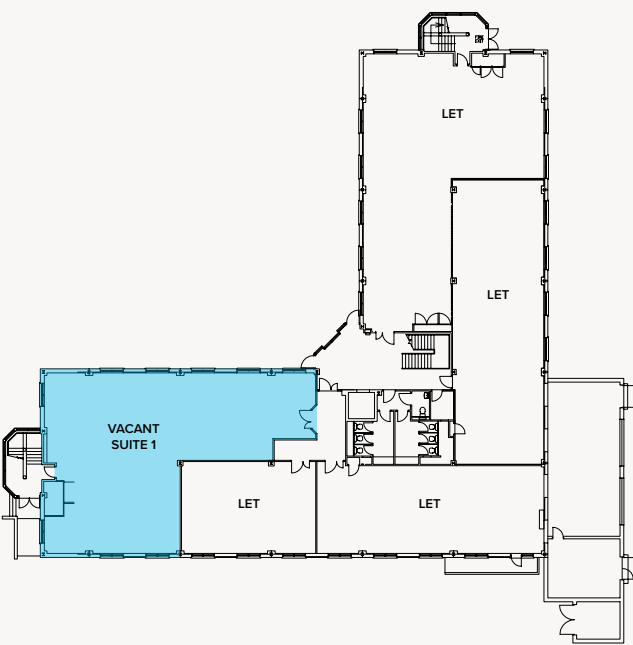
8 Mins
To Trafford Bar Metrolink



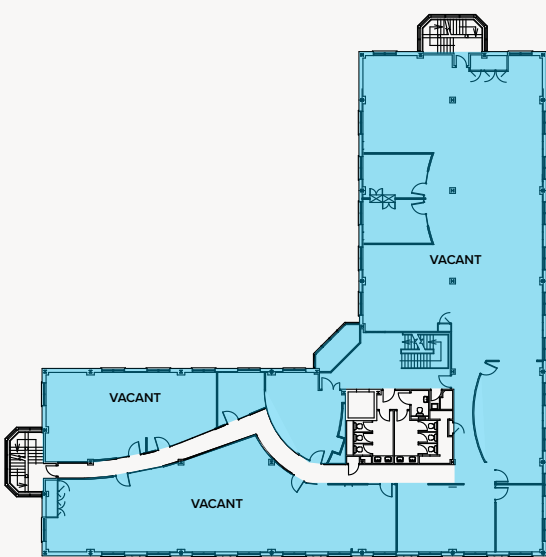
9 Miles
To Manchester Airport



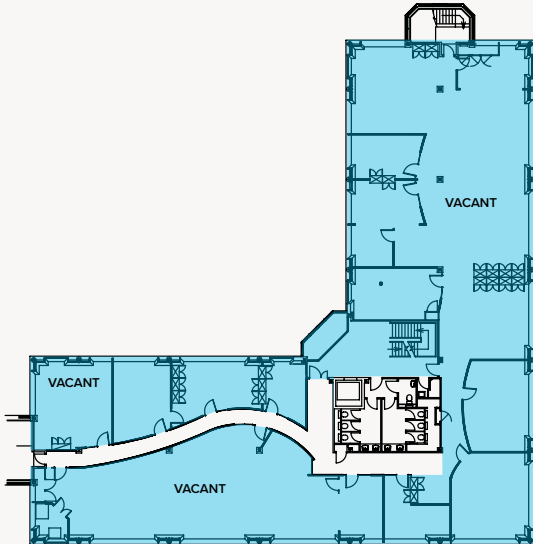
Availability



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

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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



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