

TO LET

HIGH QUALITY OFFICE BUILDING

2,675 TO 16,642 SQ FT

(249 TO 1,547 SQ M)



CENTRAL PARK

BUILDING C

Northampton Road, Manchester M40 5BP





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OVERVIEW

SITUATION

LOCATION

THE BUILDING

DESCRIPTION

SPECIFICATION

ACCOMMODATION

GALLERY

CONTACT

OVERVIEW

This multi-let office building is located within Central Park, an established business complex 1.5 miles north east of Manchester city centre, and benefits from excellent communication links with a dedicated Metrolink station, providing services into the city centre and surrounding tram network.



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Manchester City Centre



Piccadilly



Victoria

A62

Sports City /
Etihad Stadium
/ CoOp Live

A6010

A62

Greater Manchester Police
Force Headquarters

One Central Park

A62

Metrolink
Central Park

M60 Junctions 21 & 22



The Sharp Project



Greater Manchester Police
Divisional Headquarters



LEIGHDAY

To Oldham and
Rochdale

Madison Place



To Oldham & Rochdale

CENTRAL PARK BENEFITS FROM IT'S OWN BESPOKE TRANSPORT GATEWAY INCLUDING A DEDICATED STOP ON MANCHESTER'S METROLINK. REGULAR TRAMS TAKE YOU INTO MANCHESTER VICTORIA IN JUST 8 MINUTES.

DRIVE TIMES

M60 J21	2.8 miles	9 mins
Manchester City Centre	3 miles	14 mins
Manchester Airport	12 miles	30 mins
Leeds	40 miles	1hr
Liverpool	42 miles	1 hr 10 mins
Chester	51 miles	1 hr 5 mins
Birmingham	97 miles	1 hr 55 mins
London	211 miles	4 hrs 25 mins





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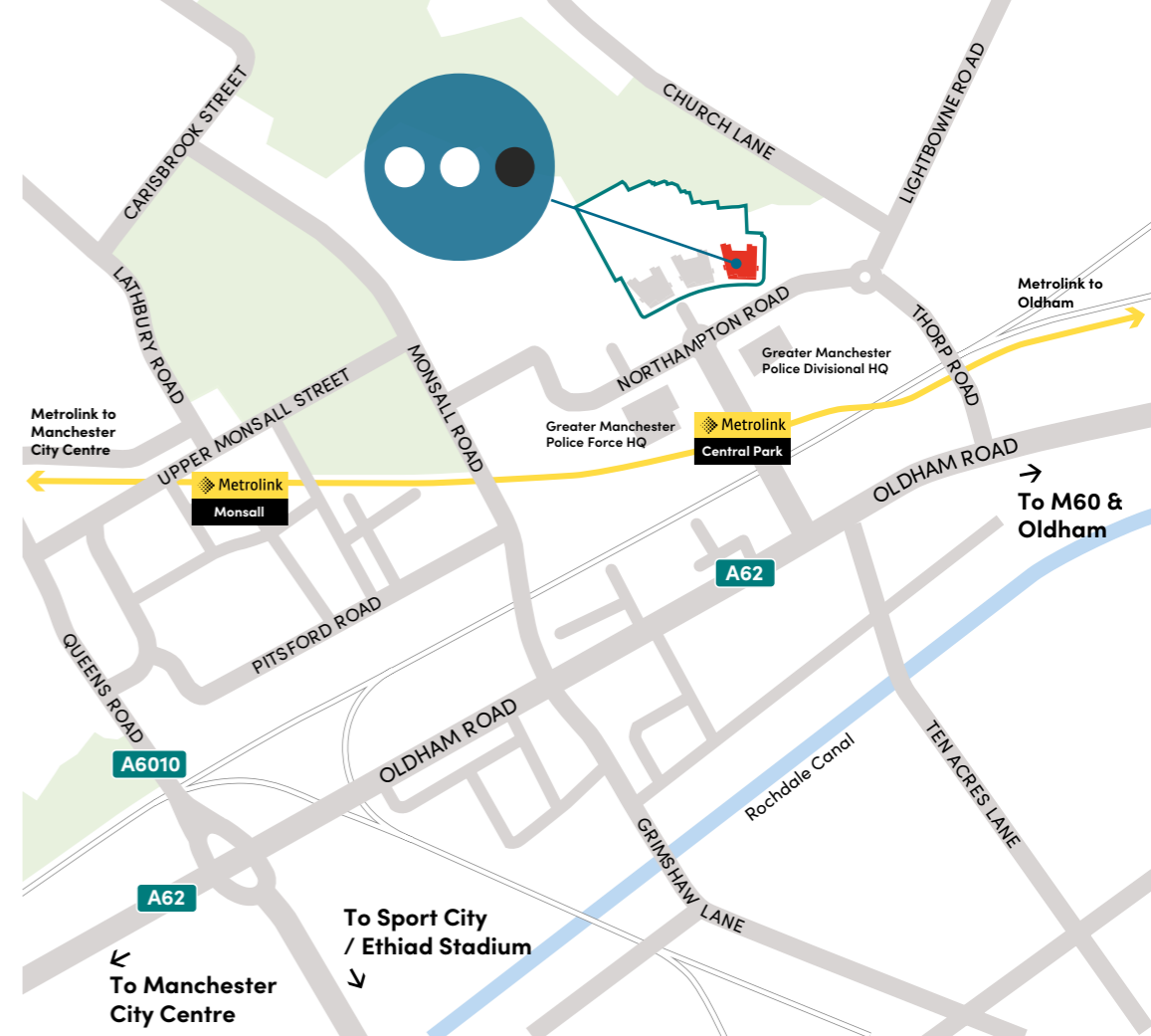
GALLERY

CONTACT

LOCATION

Central Park is situated 2.4km (1.5 miles) north east of the City Centre, and forms part of the wider area New East Manchester. It has its own bespoke transport gateway including a dedicated stop on Manchester's Metrolink, and a direct bus service to and from the City Centre every 10 minutes. In addition direct motorway access is achieved via Junction 21 of the M60 and the Manchester inner ring road, giving quick access to the national road network including the M6 and M62.

Greater Manchester Police selected Central Park for their Headquarter location and there has been further extensive regeneration in East Manchester over recent years. This includes a major leisure destination Co-op live, Sport City, retail outlets and numerous hotels to complement the nearby Etihad Stadium.





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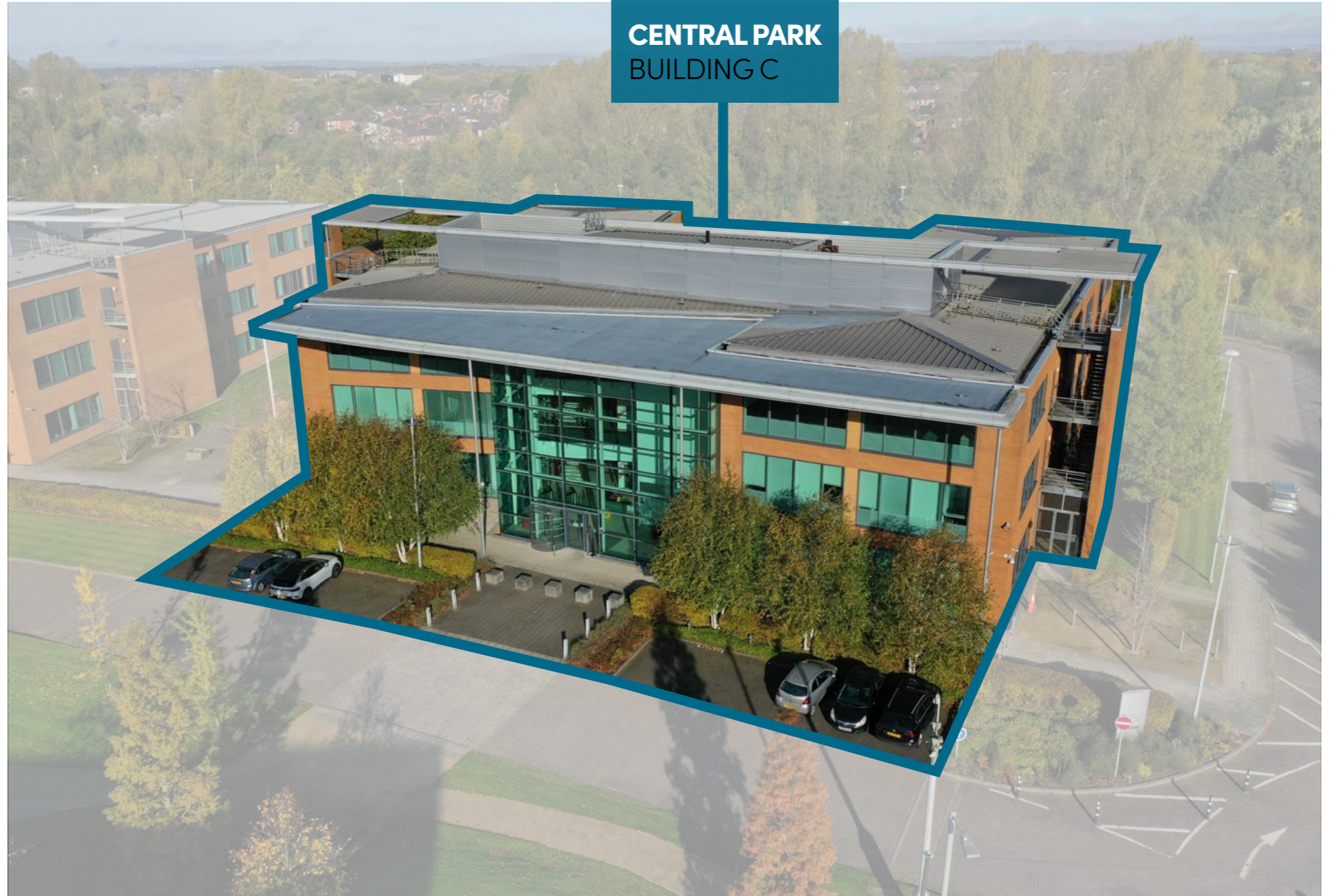
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DESCRIPTION



The property is one of three office buildings arranged over ground, first and second floors on an overall site of 9.54 acres and comprises two splayed wings connected by a fully glazed central atrium.

The accommodation boasts the highest levels of modern design, workplace efficiency and environmental awareness and benefits from a 'very good' BREEAM rating.

The current remodeling and refurbishment will further enhance the wellbeing of occupants of the building.





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CGI of intended refurbishment



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SPECIFICATION

Internally, the offices benefit from the following specification and features:

-  Suspended ceilings, with LED lighting
-  Fully accessible raised floors
-  Four pipe fan coil air-conditioning
-  Two 10-persons (800kg) passenger lifts
-  EPC of C(58)
-  Male and female disabled WC accommodation on every floor
-  Hi speed broadband connectivity
-  Car parking spaces at a ratio of 1:250 sq ft
-  24:7 access
-  Bicycle storage facilities

The office complex also provides;


On-site gymnasium


Café facility


24 hour CCTV security system



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A GREAT SPACE FOR
YOUR BUSINESS NEEDS



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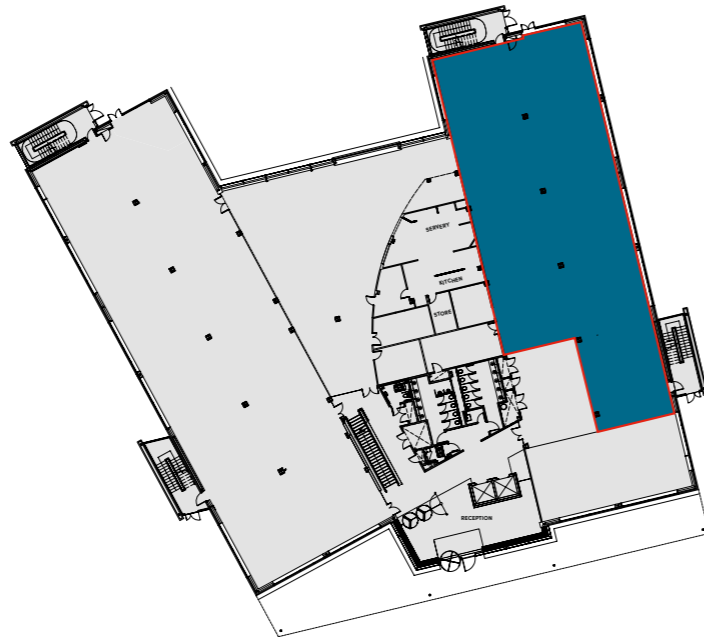
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ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground	4,680	435
1st	2,675	249
2nd Suite b	9,287	863
TOTAL	16,642	1,547

Suites available separately or can be combined

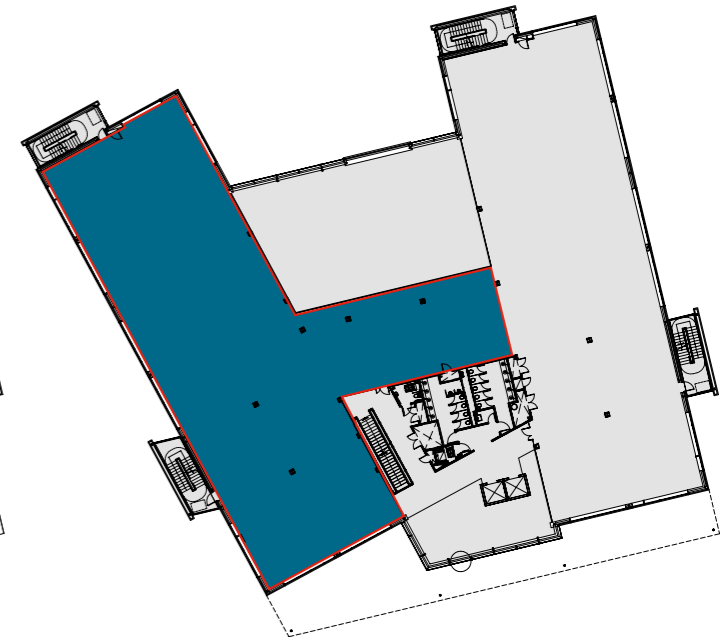
Click on plan to expand



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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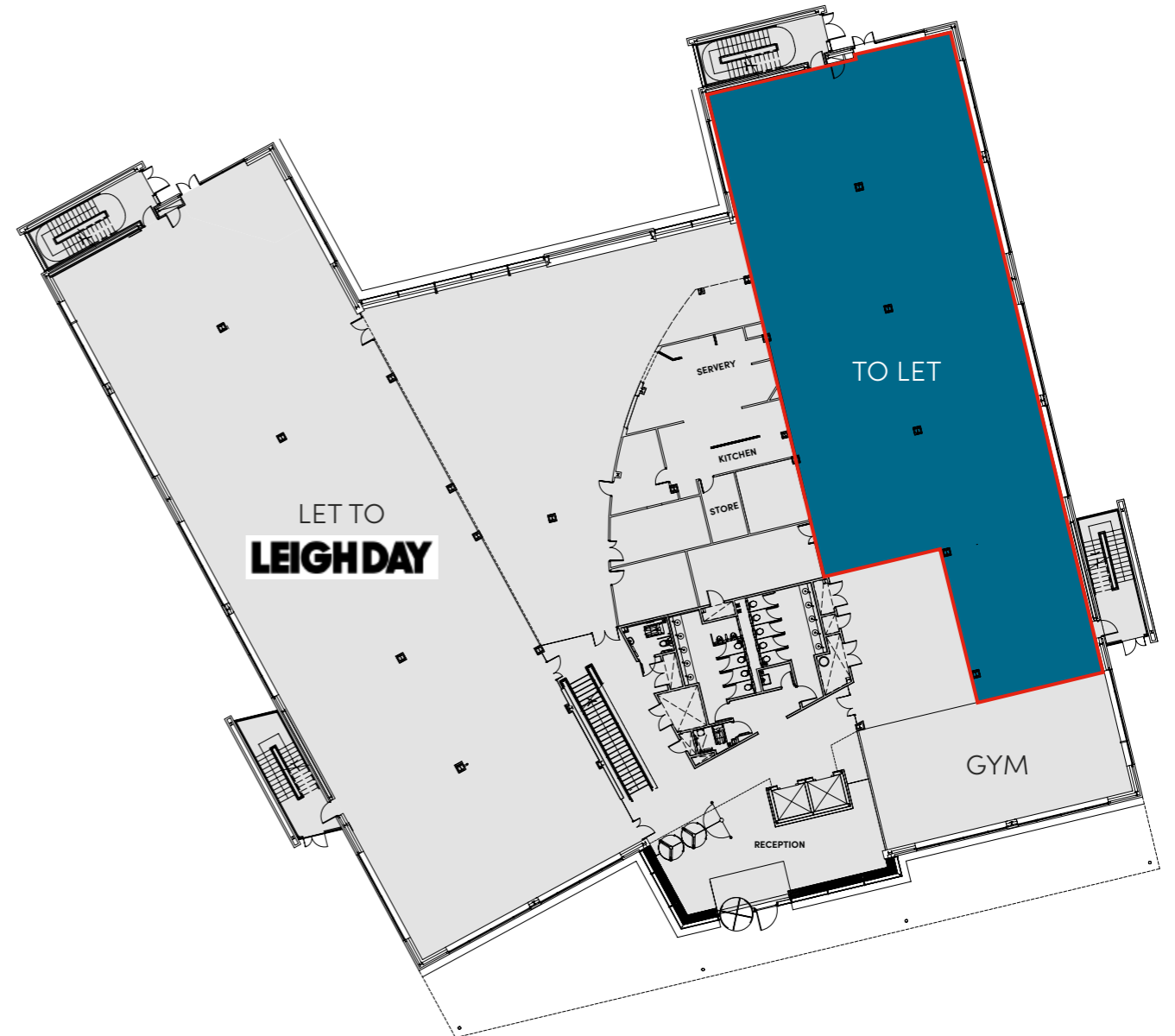
ACCOMMODATION

GROUND FLOOR

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4,680 SQ FT
(435 SQ M)

 Car parking spaces at a ratio of 1:250 sq ft.





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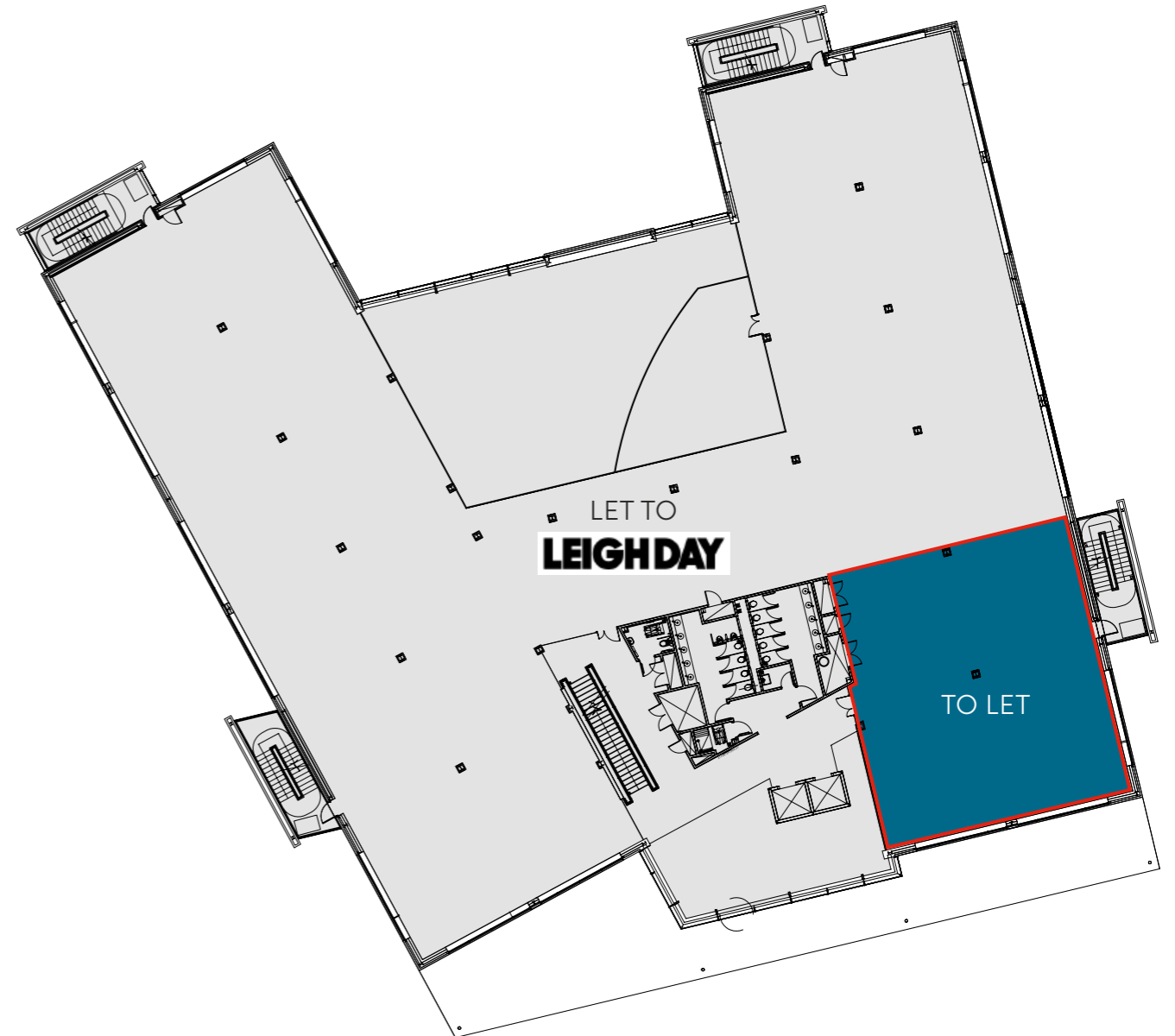
ACCOMMODATION

FIRST FLOOR

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2,675 SQ FT
(249 SQ M)

 Car parking spaces at a ratio of 1:250 sq ft.





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ACCOMMODATION

SECOND FLOOR

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SUITE B

9,287 SQ FT
(863 SQ M)

 Car parking spaces at a ratio of 1:250 sq ft.





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For further information contact sole agents
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