

Office, Showroom & Content Studio in Old Trafford

12,268 sqft / 1,140.87 sqm

227 Ayres Road
Old Trafford
Manchester
M16 0NL



TO LET / MAY SELL

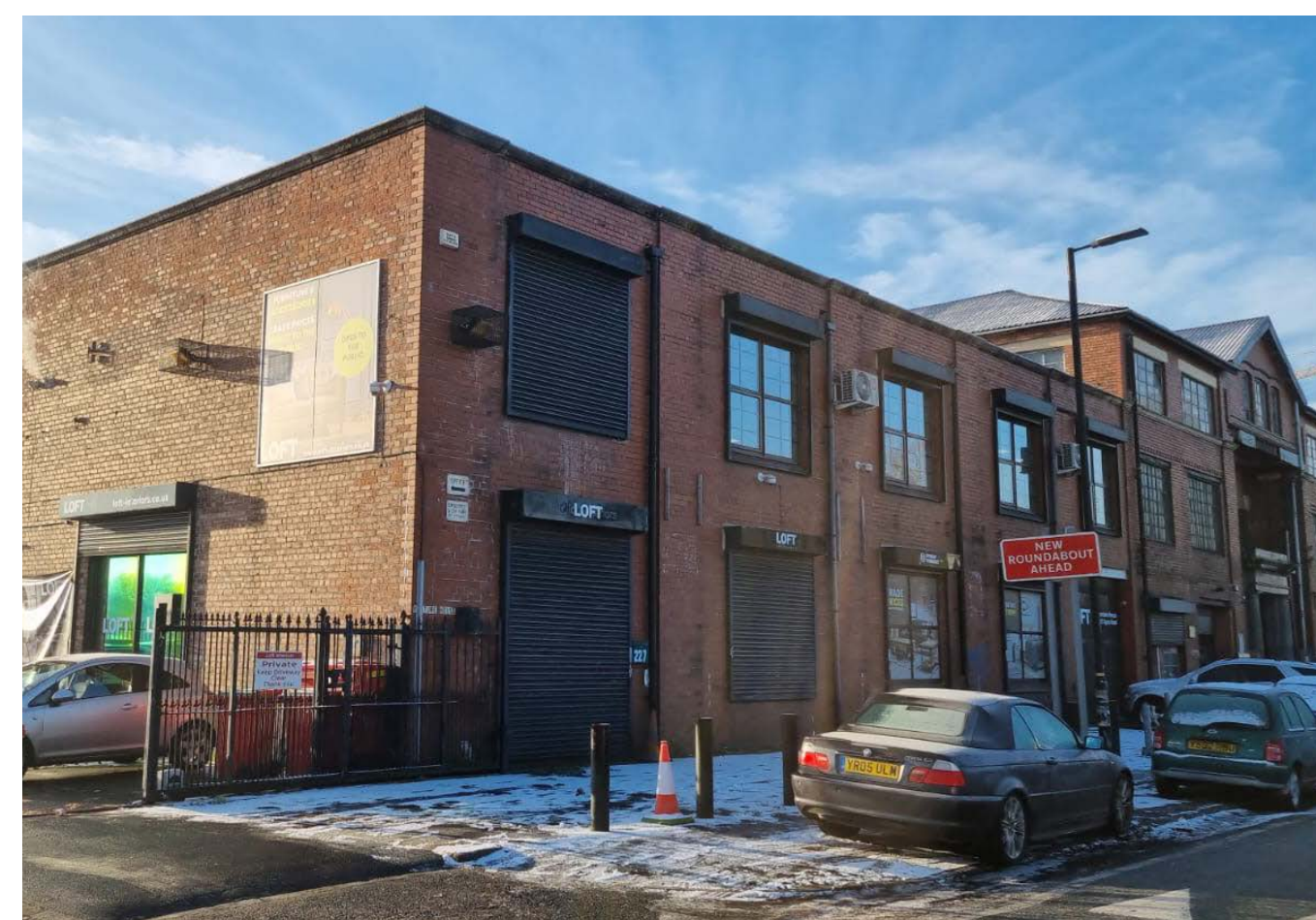
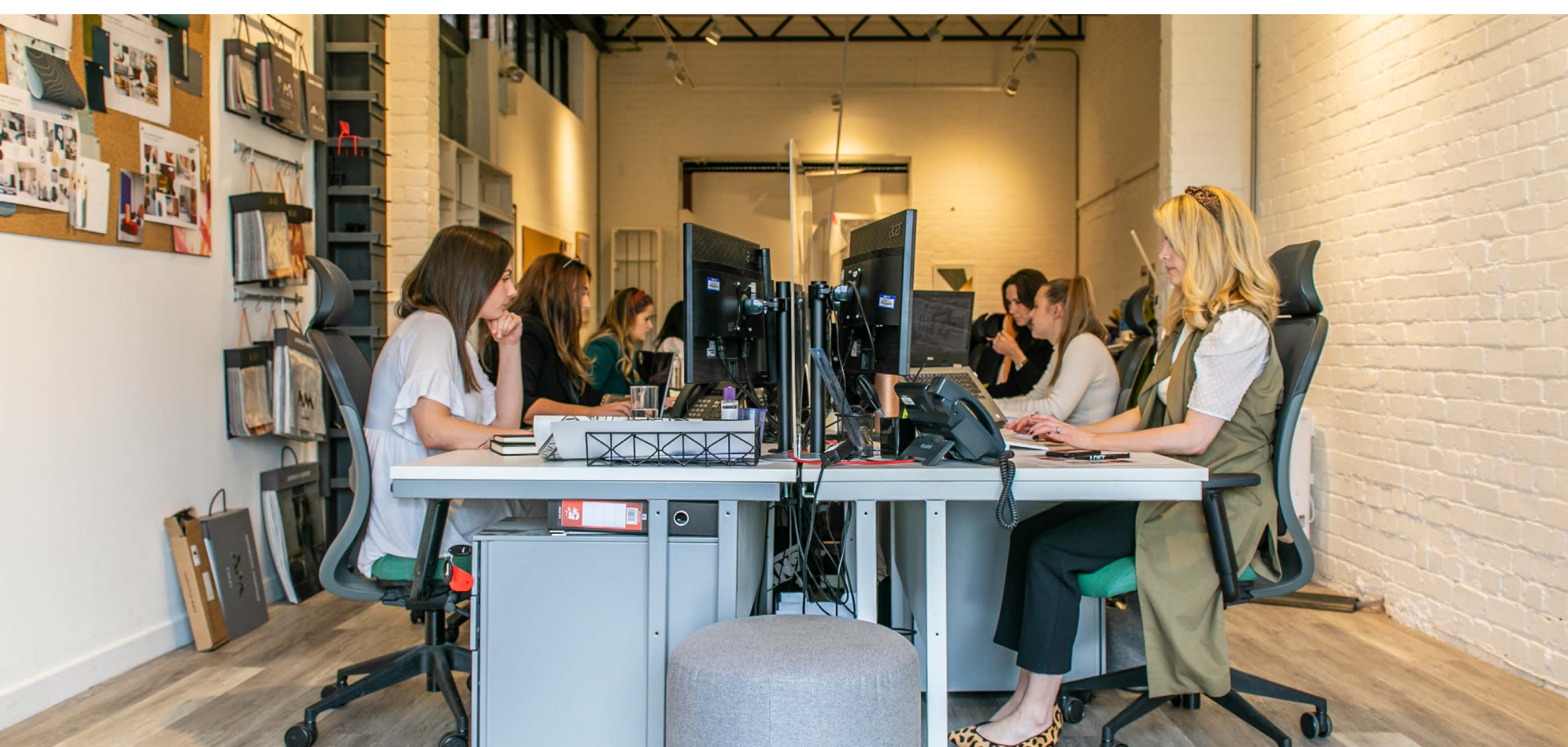


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DESCRIPTION



Hybrid modern work space



Tram to city centre, 2 min walk away



On site carpark



Multiple office spaces & meeting rooms

- 1,140.87 sqm (12,268 ft²)

- Class E planning use (formerly A1, A2, A3, B1 and part D1)

- Suitable for a variety of uses

- Fully fitted shutters

- Fully functioning kitchen facility

LOCATION

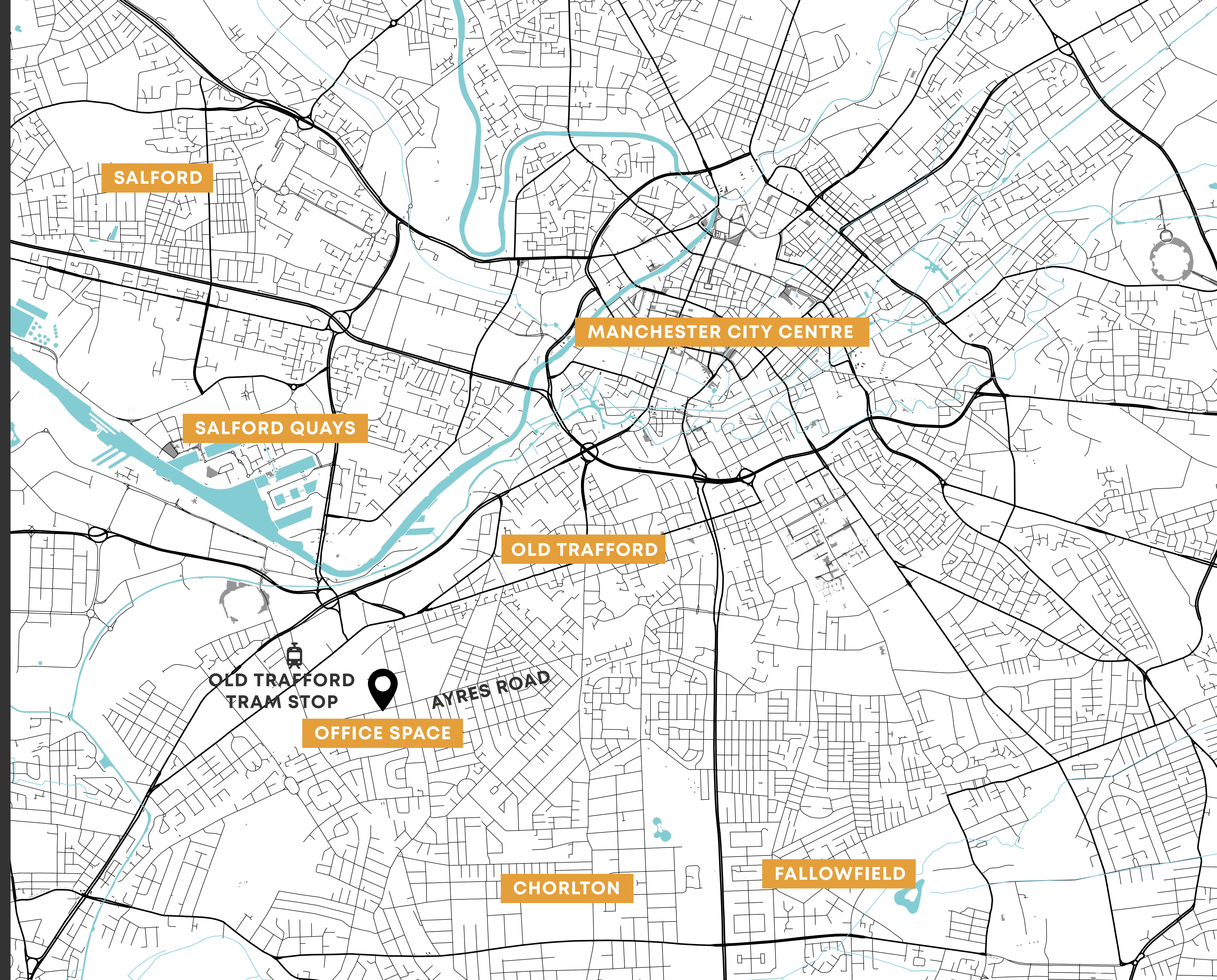
Ayres road is prominently situated in the heart of Old Trafford adjacent to old trafford cricket ground and hotel.

Manchester city centre is a short tram ride and can be accessed via Old Trafford tram stop which is a 2 minute walk from the office, which provides convenient access to both the retail and office cores of the city.

Metrolink stops at Old Trafford and Firswood are all within easy walking distance of the building, providing immediate access to north and south Manchester and all main business destinations.

The building is approximately 2 minutes' walk to Cafe Nero, 6 minutes' to Tesco Extra and 10 minutes to White City Retail Park.

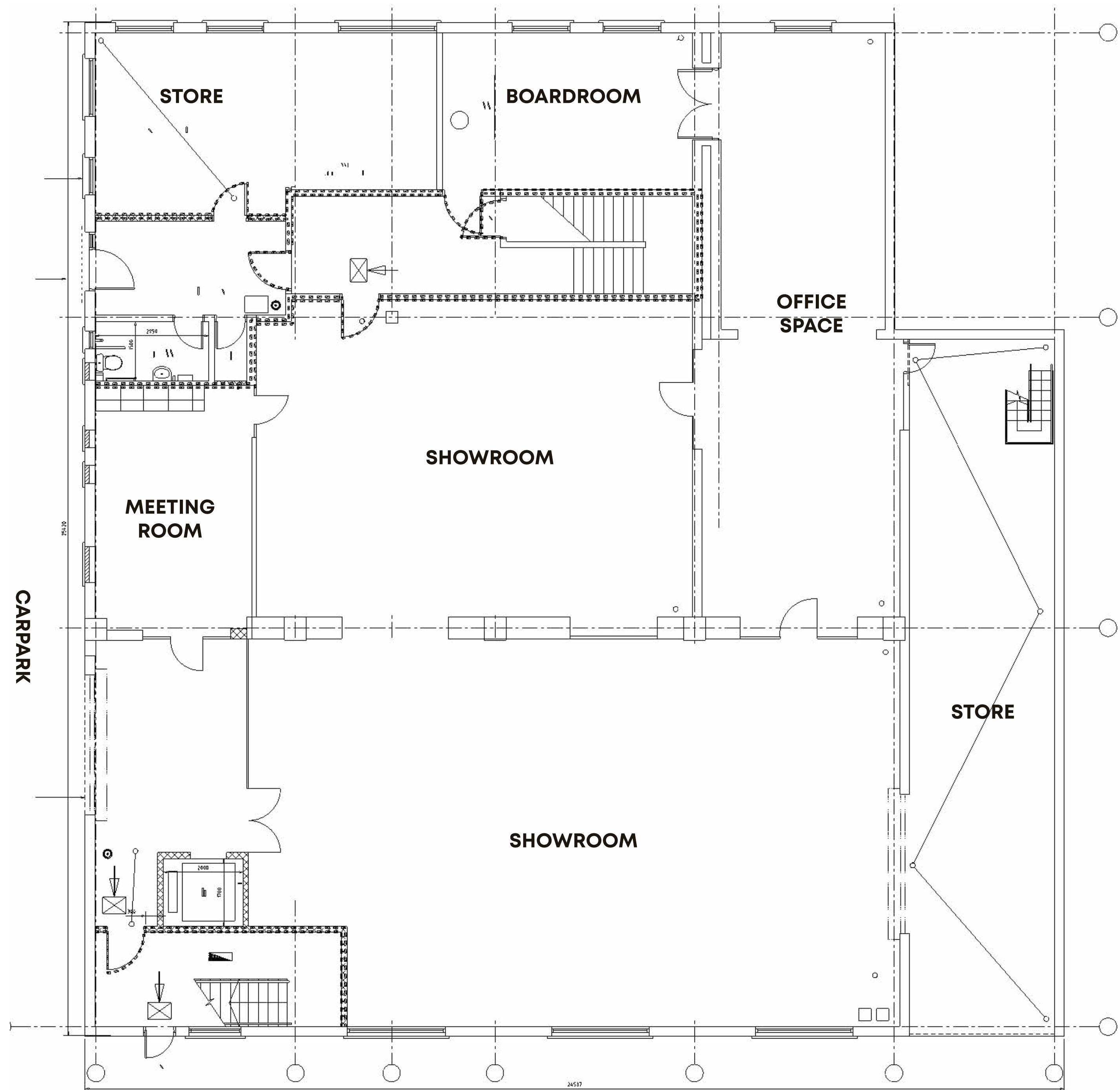
3 miles to Manchester City Centre
2 miles to Salford Quays
1.2 miles to Chorlton



FLOOR PLAN

GROUND FLOOR

- 561 sqm (6,038 sq ft)
- Large showroom
- Office space
- Multiple meeting rooms
- Ground floor toilet
- Onsite carpark
- Roller Shutter for Loading



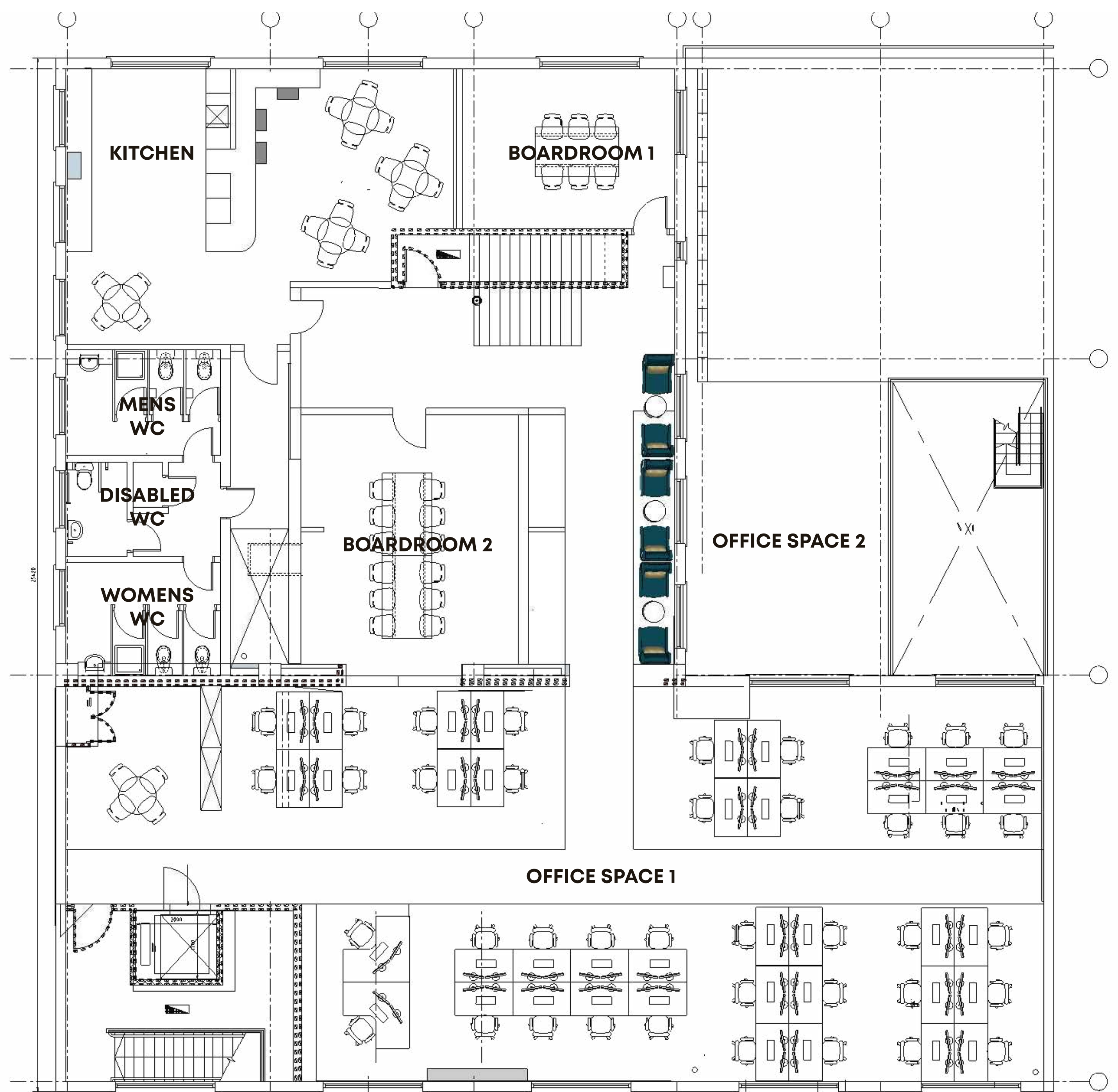
FLOOR PLAN

FIRST FLOOR

- 483 sqm (5,188 sq ft)
- Open plan office spaces
- Multiple meeting rooms
- Full functioning kitchen facility
- Multiple toilets
- Air conditioning units
- Fibre
- Glazed meeting rooms

MEZZANINE

- 96.87 sqm (1,042 sq ft)
- Upstairs breakout space



PHOTOGRAPHY STUDIO DIMENSIONS

(NOT TO SCALE)

As well as office space, Ayres Road also comes with a fully functional photography studio with extra high walls.

This space can be easily modified to suit an occupier for showroom, retail, office, storage space etc.



FURTHER INFORMATION

RENT/TERMS

Price on application after available by way of a new Full repairing and Insuring lease on terms to be negotiated

EPC

C (64) available upon request

PURCHASE

Consideration will be given to the Freehold purchase

BUSINESS RATES

Rateable Value £37,000

VAT

If VAT is applicable, it will be at the prevailing rate

Anti-Money Laundering

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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