

DRAFT

701 Chester Road

Old Trafford Manchester M32 ORW

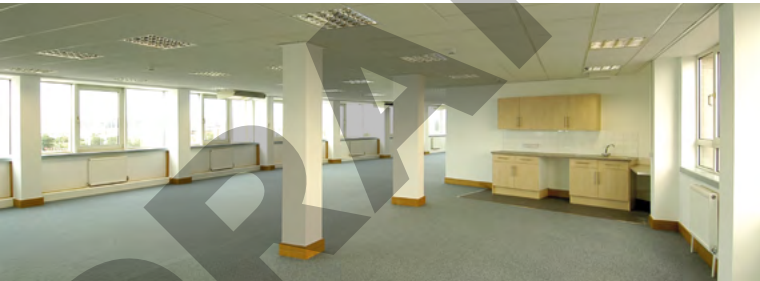
TO LET Modern Refurbished Offices with Car Parking
from 1,849 sq ft (171.8 sq m)

Enter

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Specification

701 Chester Road is a modern office building with striking fully glazed elevations in a highly prominent location on the A56. The building provides good quality yet cost effective offices over 5 upper floors, accessed from an impressive double height main entrance. Occupiers include Manchester United FC, Hilson Moran, National Housing Federation and ORC International.

Secure car parking is provided on-site and also in a multi-storey car park just across Chester Road.

The specification includes the following:

- Raised access floors
- Suspended ceilings incorporating recessed energy efficient lighting
- Gas fired central heating radiators, with individual thermostatic control
- Optional comfort cooling
- Male and female WCs on each floor; Disabled WC on Ground Floor
- Shower facility
- Impressive manned entrance reception with commissionaire
- Automatic passenger lift
- On site car parking with additional car parking nearby
- Dedicated bicycle storage



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Accommodation

Each floor is split into 2 wings – the larger Warwick Wing and the smaller Chester Wing.

Current availability is as follows:

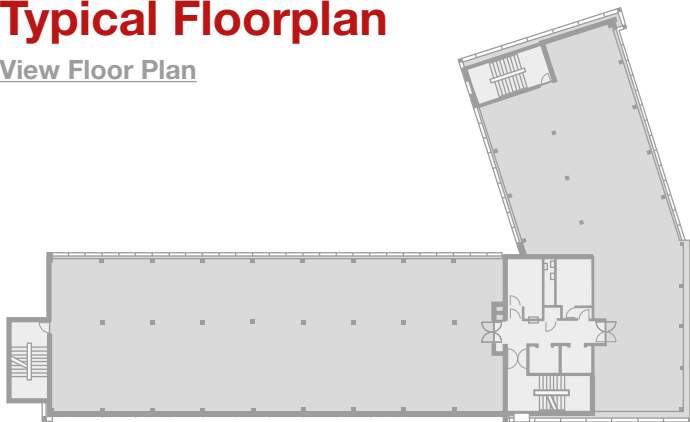
1st Floor Warwick Wing	3,929 sq ft	365.0 sq m
1st Floor Chester Wing	1,849 sq ft	171.8 sq m
2nd floor Warwick Wing	3,929 sq ft	365.0 sq m

The second floor suite has been fully refurbished and provides open plan offices with a fitted kitchen.

The 1st Floor accommodation can be refurbished to suit an incoming occupier's requirements.

Typical Floorplan

[View Floor Plan](#)



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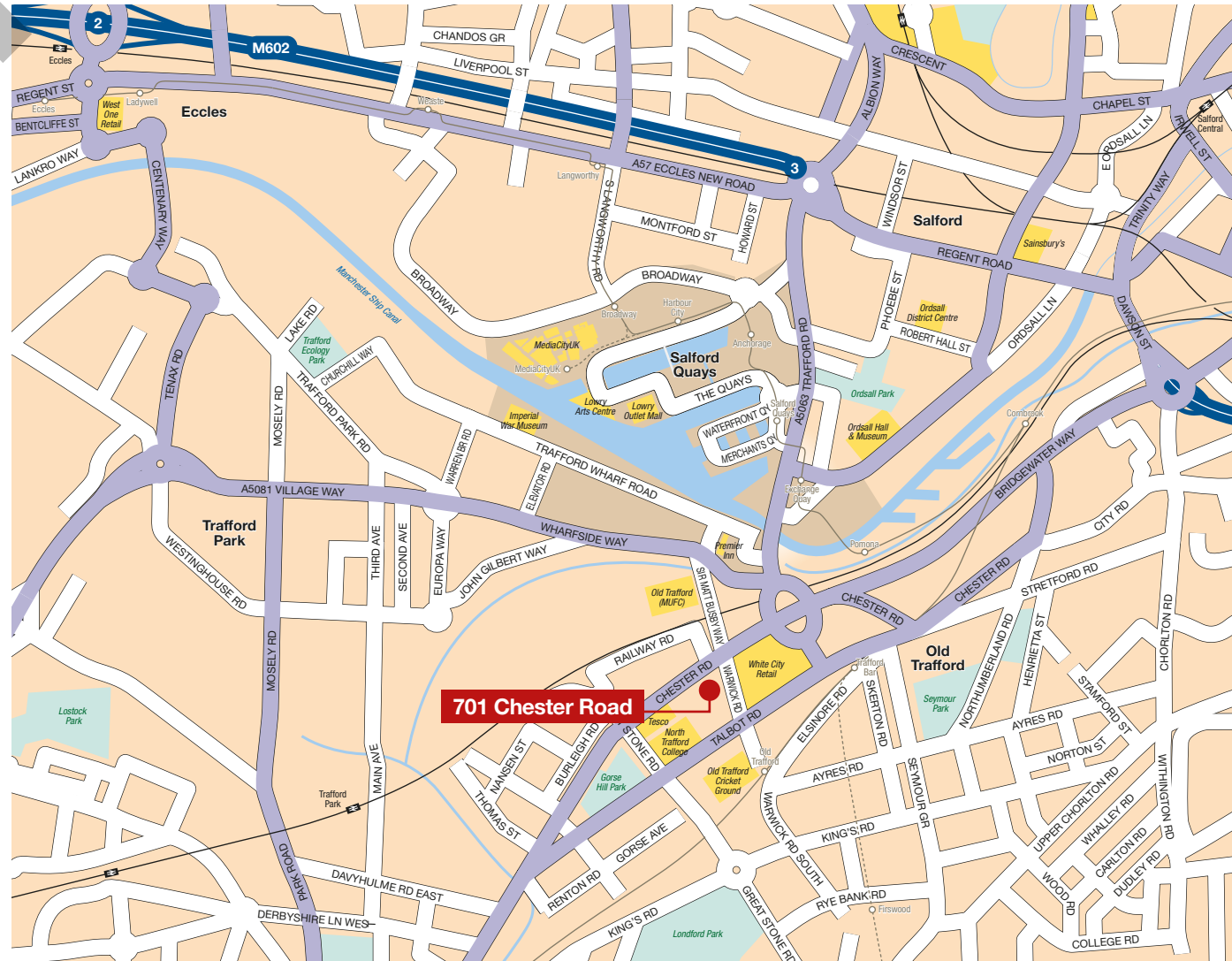


Location

701 Chester Road is prominently located at the junction of Warwick Road and the A56 Chester Road - one of the principal arterial routes into Manchester city centre from the south. Local landmarks include the Old Trafford Football and Cricket Grounds and the main administrative offices of Trafford Borough Council.

The M60 is within a 5 minute drive of the building and the M602 which links the region's comprehensive motorway network within 5 minutes.

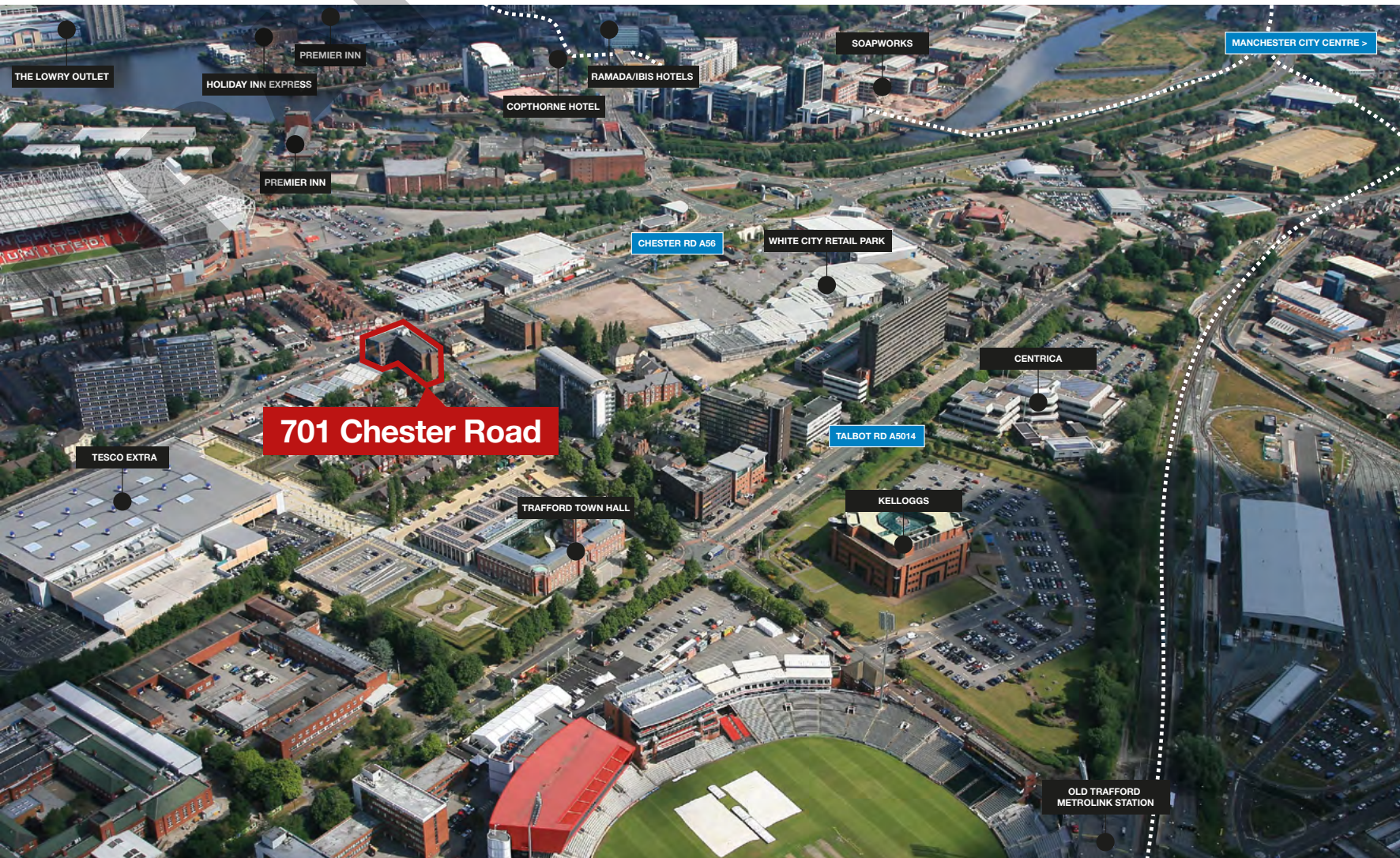
A wide range of business, retail and leisure amenities are located in the immediate area, including the White City Retail Park and a Tesco Extra store within 2 minutes' walk. Public transport links are excellent with the Old Trafford Metrolink station within easy walking distance. Salford Quays is within 10 minutes walk and offers a wide range of shops, restaurants, bars and hotels.



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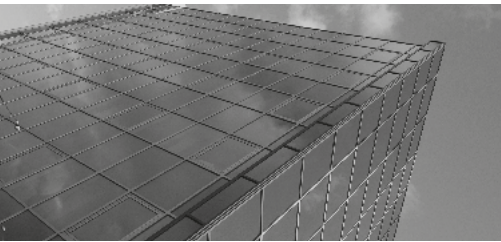
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Terms

The suites are available on new leases for a flexible term of years to be agreed.

Full details of the rental for the offices and car parking spaces are available on request.

Service Charge

The day-to-day running costs of the building (heating, toilets, lift, repairs, Commissionaire etc) are covered by a proportionate service charge. Full details available upon request.

Business Rates

Occupiers pay Business Rates on the offices and car parking directly to Trafford Borough Council. Further details available upon request.

VAT

Prices, outgoings and rentals are exclusive of, but will be subject to VAT at the prevailing rate.



EPC

Energy Performance Certificate

Non-Domestic Building



701 Chester Road
Salford
MANCHESTER
M32 0RW

Certificate Reference Number:
0270-9965-0357-2900-8050

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

77 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 3593
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 42.3

Benchmarks

Buildings similar to this one could have ratings as follows:
29 If newly built
78 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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Viewings

Strictly by appointment with the joint agents - contact:



Real Estate

0151 662 0505

0161 706 1111

b1realestate.co.uk

CANNING

O'NEILL

canningoneill.com

0161 244 5500

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Typical Floorplan

