



# Nexus

4 Brindley Road, City Park, Old Trafford, Manchester M16 9HQ

## Grade A Office Building

**Suites To Let** from 786 - 3,905 sq ft including ample car parking





# Description

Nexus is a modern headquarters style Grade A office building situated at the entrance to City Park Business Village. The park benefits from 24 hour access and security plus extensive on-site parking for staff and visitors. Neighbouring occupiers on the Park include British Red Cross, ADT Fire & Security, Intertek, Brooklyn Trading and Barratt Homes.

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

The park benefits from 104 car parking spaces adjacent to the building which provides an impressive car parking ratio of 1:250 sq ft.

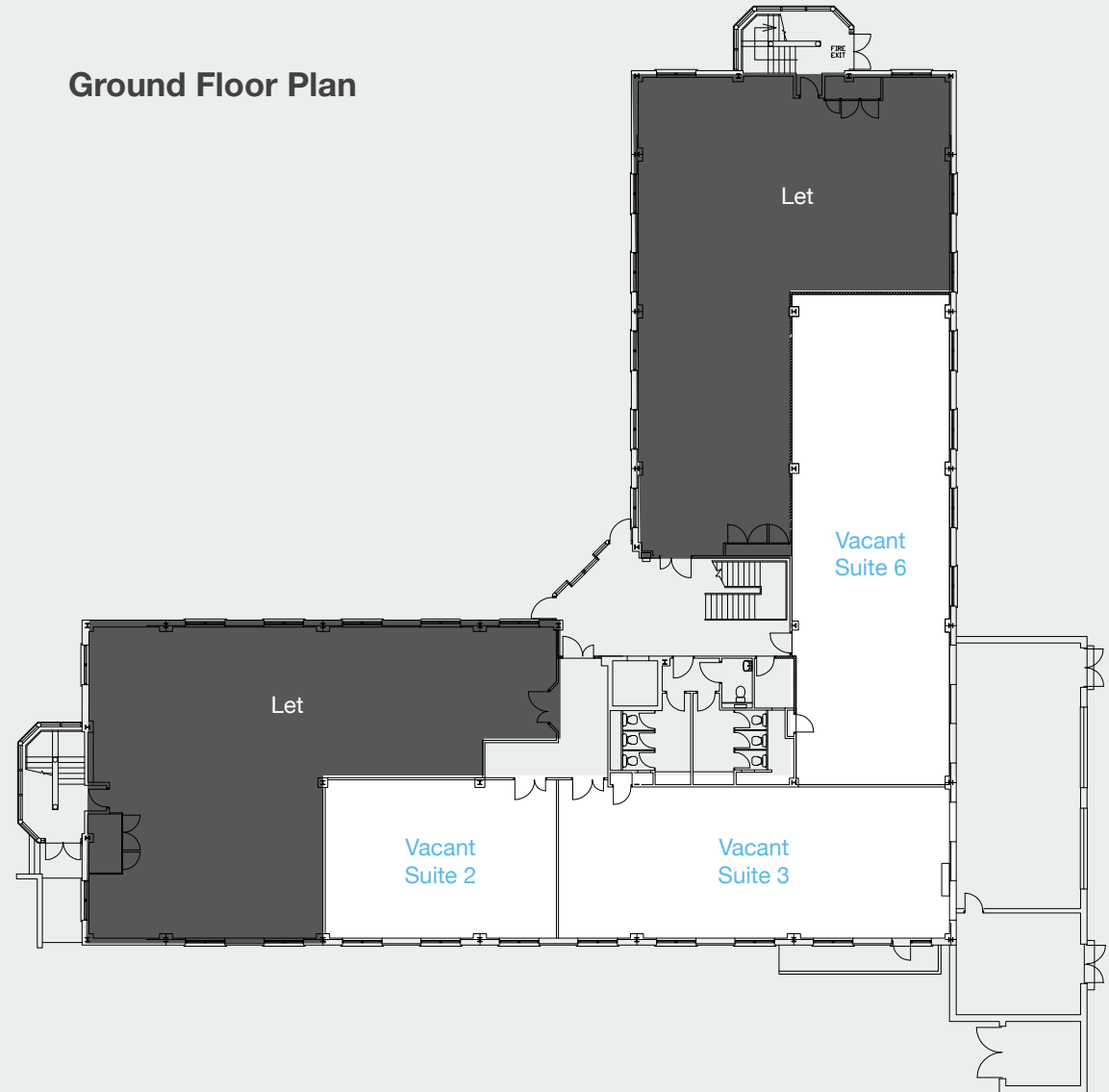
# Availability

Please see below for current availability.

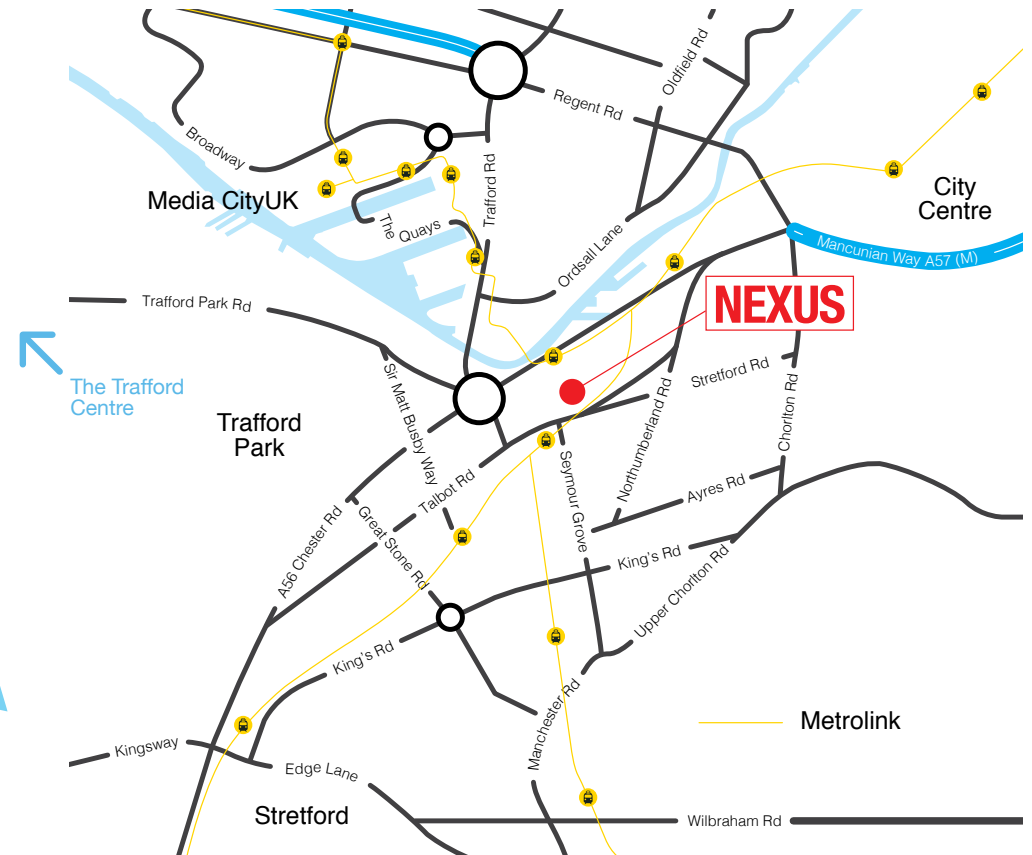
Demise	Tenant	Area sq ft
Suite 2	Vacant	786
Suite 3	Vacant	1,378
Suite 6	Vacant	1,741
<b>Total</b>		<b>3,905</b>

\*Suites can be combined or leased separately.

## Ground Floor Plan



# Accommodation



# Location

Nexus commands a prominent position on Brindley Road at the entrance to the City Park Business Village development. City Park is located approximately 1.5 miles from Manchester city centre situated just off the A56, close to the junction with Trafford Road and Wharfedale Way. The A56 is one of the main routes into Manchester city centre from the M60 and the south western suburbs. The property is well-connected to the national motorway network with the M60 and M602 motorways within a 10 minute drive and a 15 minute drive respectively.

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 now directly accessible from Trafford Bar Metrolink station via the newly opened Manchester Airport line. In addition, there are numerous bus services that operate along Chester Road and Talbot Road, with stops within a couple of minutes' walk of the property.

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



# Aerial



# Terms

## **Rent & Service Charge**

Further information is available on request.

## **Lease**

Flexible 12 month term leases can be made available.

## **VAT**

VAT is applicable on all costs.

## **EPC**

The property has an EPC rating of E109. A copy of the certificate is available upon request.



# Contact

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