



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:

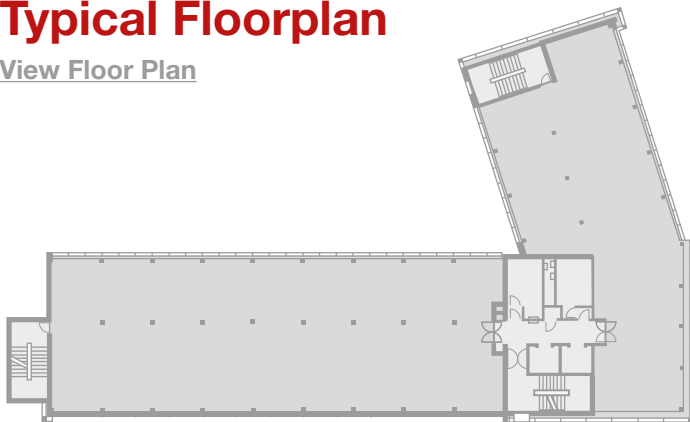
1st Floor Warwick Wing	3,929 sq ft	365.0 sq m
1st Floor Chester Wing	1,849 sq ft	171.8 sq m
2nd floor Warwick Wing	3,929 sq ft	365.0 sq m

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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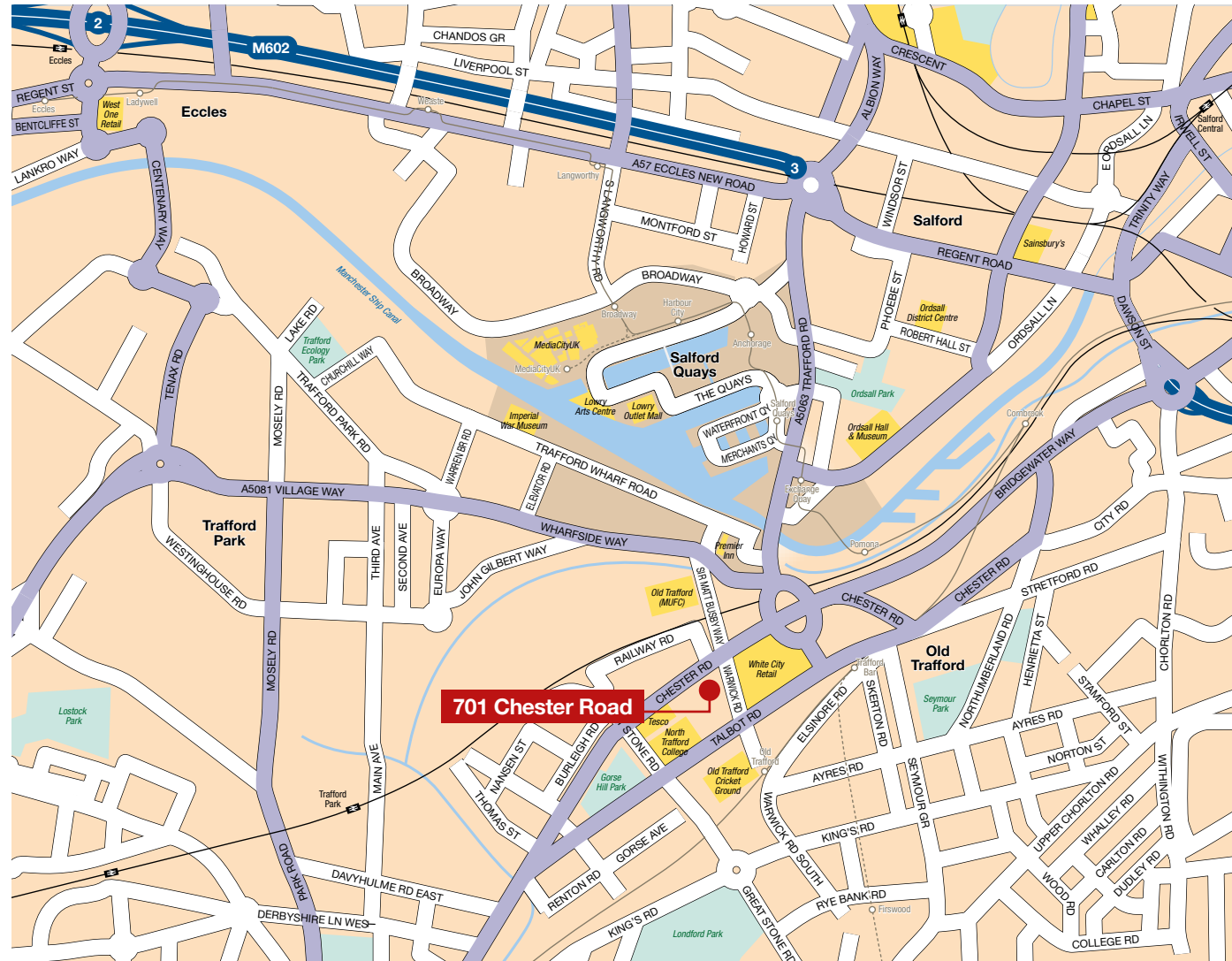


Location

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.

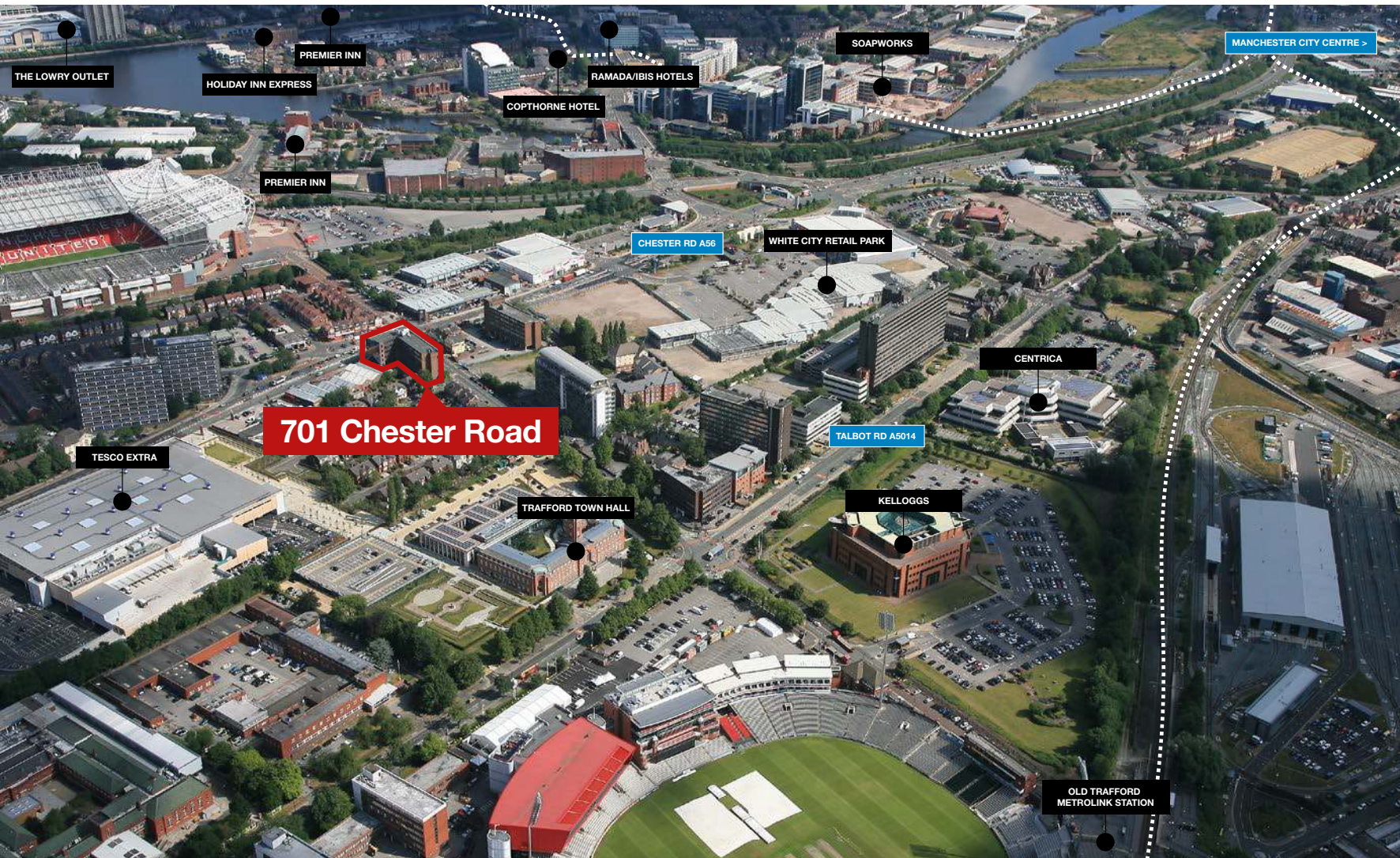
A wide range of business, retail and leisure amenities are located in the immediate area, including the White City Retail Park and a Tesco Extra store within 2 minutes' walk. Public transport links are excellent with the Old Trafford Metrolink station within easy walking distance. Salford Quays is within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



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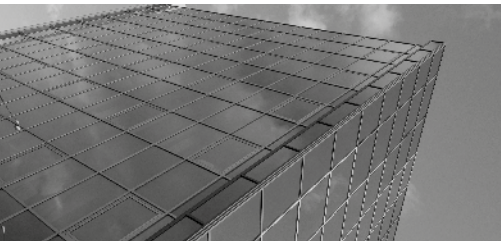
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Terms

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.

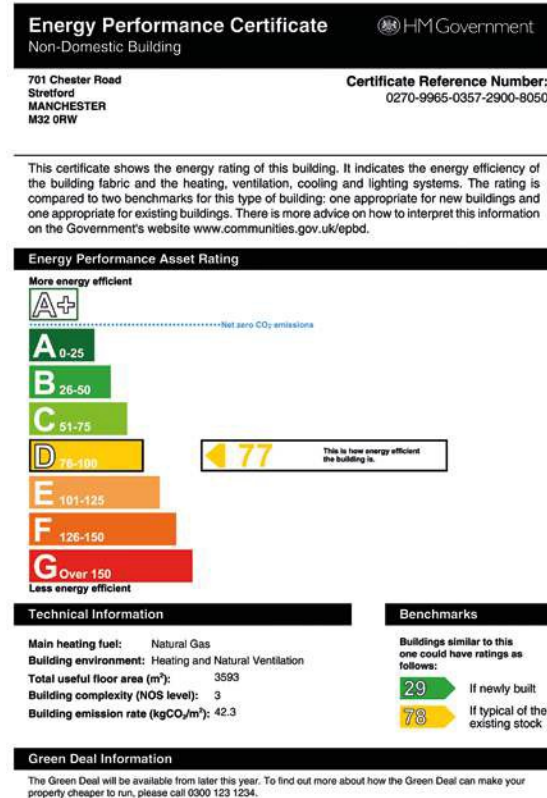
Business Rates

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

VAT

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

EPC



Viewings

Strictly by appointment with the sole letting agents - contact:

Rupert Barron
rupert.barron@avisonyoung.com

Rhys Evans
rhys.evans@avisonyoung.com

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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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