

Building



CENTRAL PARK

NORTHAMPTON ROAD,
MANCHESTER **M40 5BP**

TO LET

HIGH QUALITY
OFFICE BUILDING

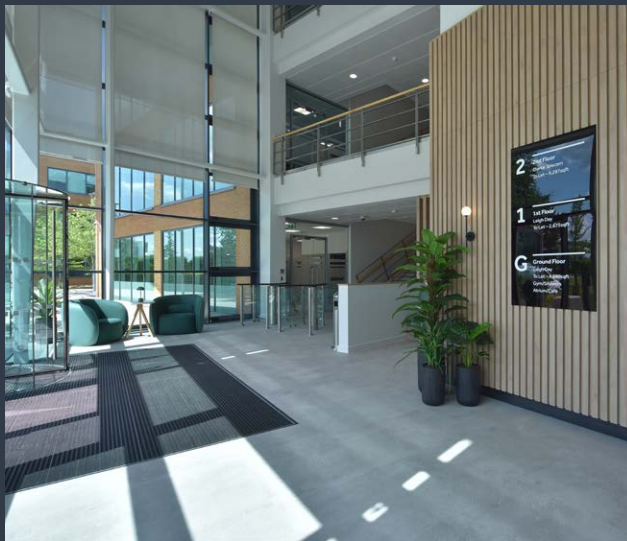
2,675 TO 17,712 SQ FT
(249 TO 1,646 SQ M)

WITH SECURE
DEDICATED PARKING



Description

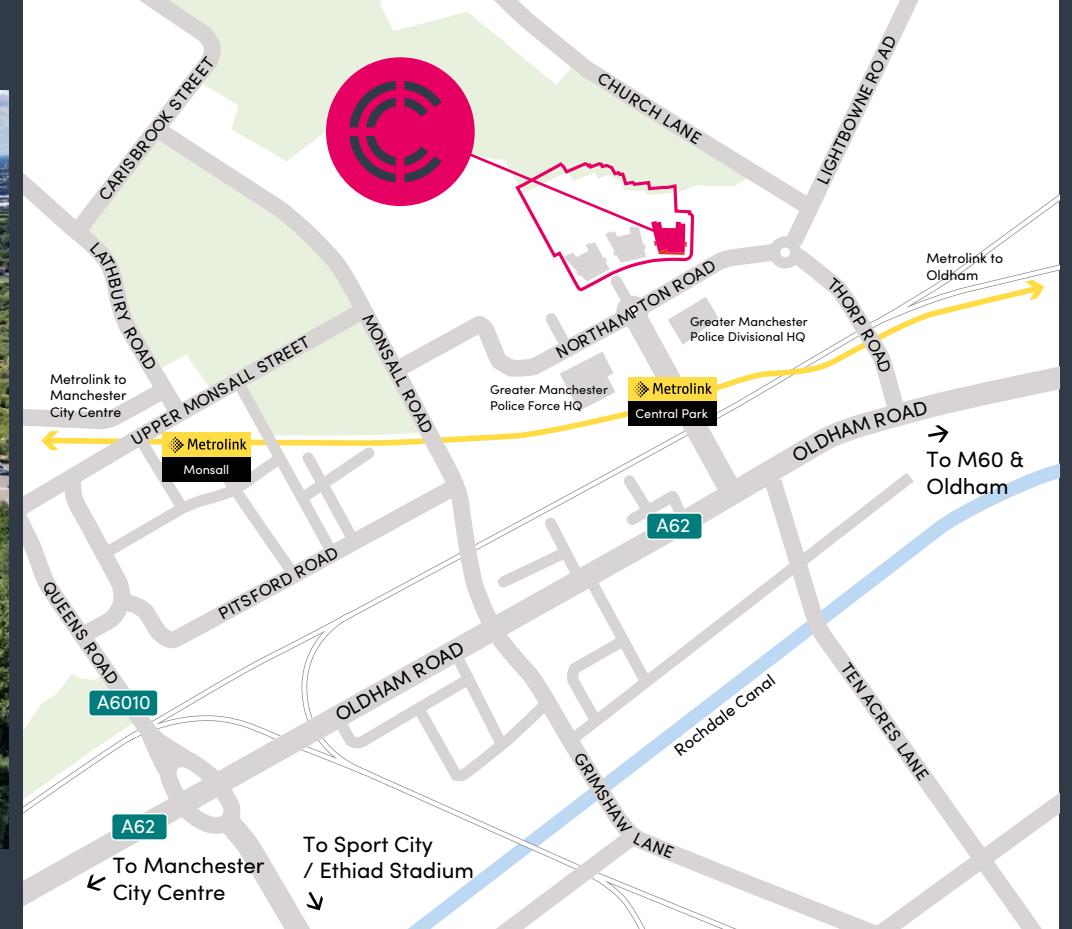
This multi-let office building is located within Central Park, an established business complex 1.5 miles north east of Manchester city centre, and benefits from excellent communication links with a dedicated Metrolink station, providing services into the city centre and surrounding tram network.



The property is one of three office buildings arranged over ground, first and second floors providing over 165,000 sq ft of office accommodation within Central Park.

Configured as two splayed wings connected by a fully glazed central atrium, the accommodation boasts the highest levels of modern design, workplace efficiency and environmental awareness.





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 & East Manchester police station 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; and retail outlets, including Asda Superstore and hotels, to complement the nearby Etihad Stadium.



FUJITSU

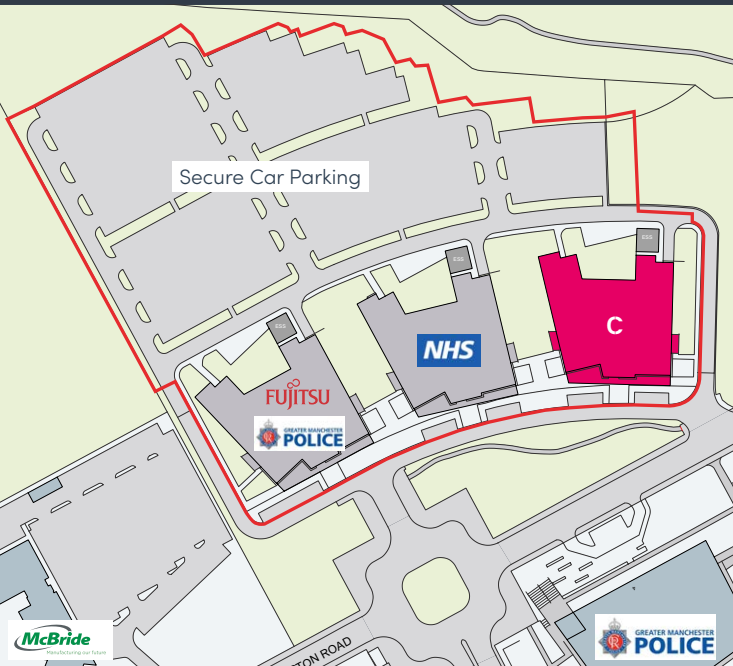
Leigh Day

NHS

GREATER MANCHESTER
POLICE

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















Situation




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.

Specification

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

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

The office complex also provides;

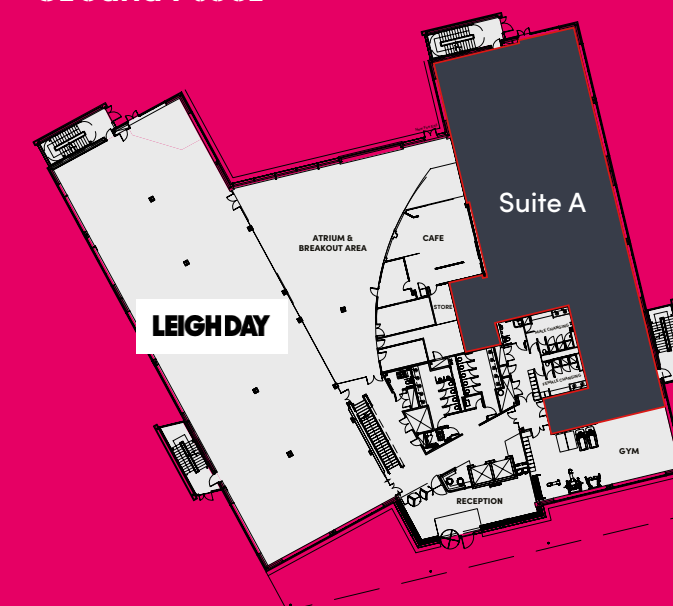
-  On-site gymnasium
-  Café facility
-  24 hour CCTV security system

Accommodation

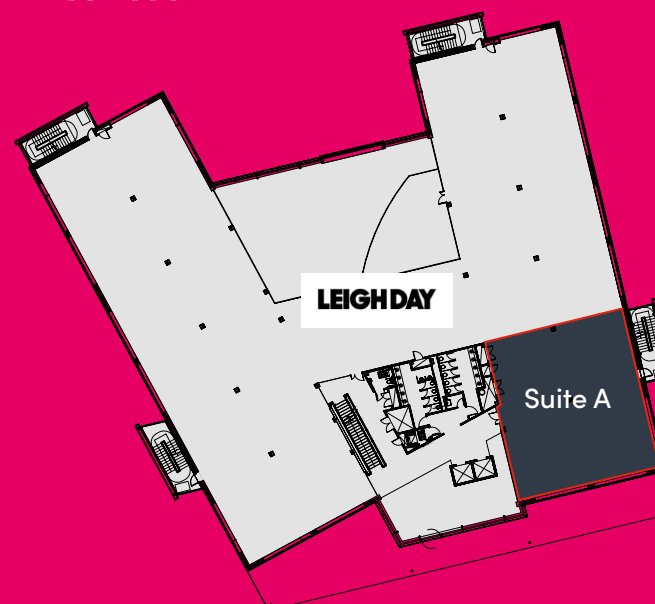
FLOOR	SQ FT	SQ M
Ground Suite A	5,750	534
First Suite A	2,675	249
Second Suite B	9,287	863
TOTAL	17,712	1,646

Suites available separately or combined

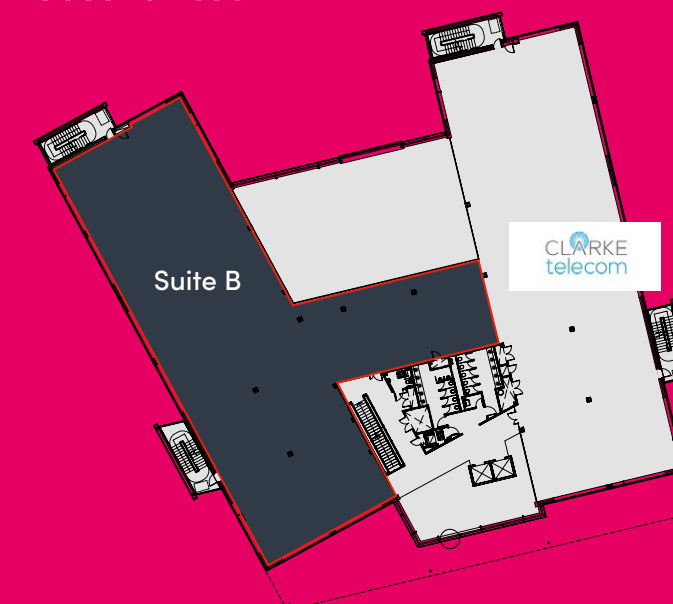
Ground Floor



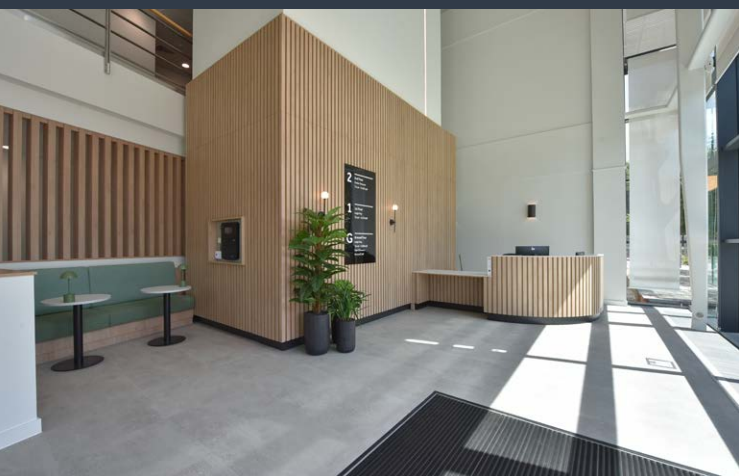
First Floor



Second Floor



Communal Areas



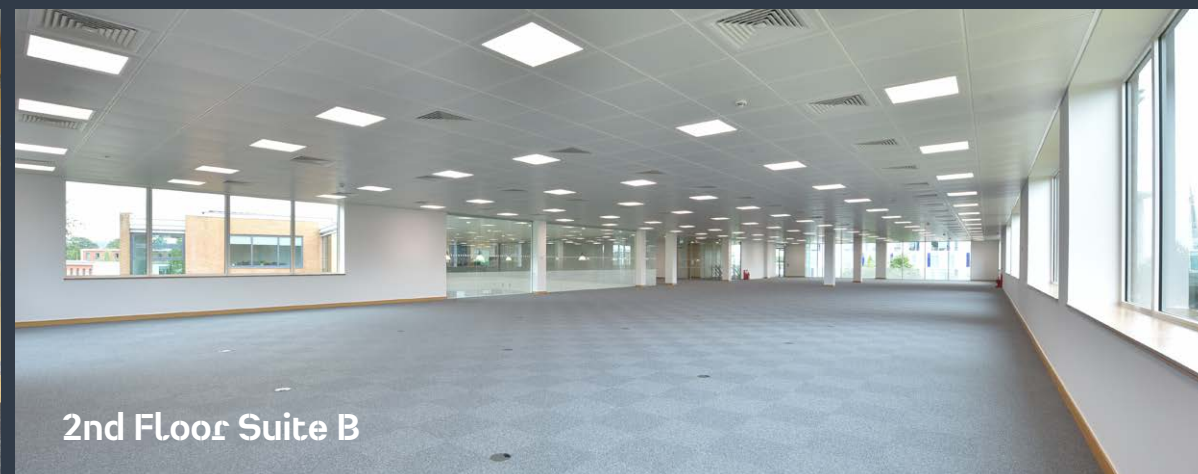
Available Space



Ground floor suite A



1st Floor Suite A



2nd Floor Suite B



Building

CENTRAL PARK

NORTHAMPTON ROAD,
MANCHESTER **M40 5BP**

Quoting Terms

Leasehold terms available upon request.

Contacts

Rupert Barron

rupert.barron@avisonyoung.com
07500 840 978

Mark Cooke

mark.cooke@avisonyoung.com
07824 646 661

**AVISON
YOUNG**
0161 2281001
avisonyoung.co.uk

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. July 2025. RB&Co 0161 833 0555. www.richardbarber.co.uk