

RIDLEYTHAW



TO LET

Office Premises
850 sq.ft

- 2nd Floor Office Accommodation
- Situated at the heart of Trafford Park
- Onsite parking to the rear

Cooper House
Third Avenue
Trafford Park
Manchester
M17 1JE

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Location

Cooper House is located at the heart of Trafford Park on Third Avenue, just off Ashburton Road East. The property is 4 miles from Manchester City Centre, and 3 miles from the M60, which provides access to the North West and national Motorway networks.

Description

Cooper House is a mixed-use scheme comprising of retail accommodation to the ground floor and office accommodation to the upper floors.

The parade benefits from a good balance of occupiers, including a newsagent, recruitment consultant and a variety of A5 users (hot food). There is significant and concentrated footfall on the parade, given its position as being the only local centre serving the employment base of Trafford Park.

Accommodation

386: 2nd Floor 850 sq.ft (78.96 sq.m)

Business Rates

The tenant will be responsible for the payment of business rates.

Terms

The property is available on a new lease for a term of years to be agreed.

Rent

£14,750 per annum.

VAT

All figures are exclusive of, but may be subject to VAT.

Viewing/ further information Please contact:

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