



# CAR PARKING



**Nexus, 4 Brindley Road, Old Trafford, Manchester, M169HQ**  
Nexus is a modern headquarters style Grade A office building situated at the entrance to City Park Business Village.

Tenure	To Let
Available Size	8,688 to 17,482 sq ft / 807.14 to 1,624.13 sq m
Rent	£9,774 - £9,893 per month
Service Charge	£5 per sq ft
EPC Rating	E (109)

## Key Points

- > Recently Refurbished
- > 24 hour access
- > Good Quality Office Space
- > Air Conditioning

## 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 extensive on-site parking for staff and visitors.

## Location

Nexus commands a prominent position at the entrance to the City Park Business Village development.

Located approximately 1.5 miles from Manchester City Centre, close to the junction with Trafford Road and Wharfside Way.

The property is well connected to the national motorway network with the M60 and M062 motorways within a 10 minute drive.

The property offers fantastic transportation links; Manchester City Centre is only minutes by Metrolink from the nearby Trafford Bar station. Manchester Airport is located approximately 15 minute drive away with numerous bus services that operate along Chester Road and Talbot Road.

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.

## Accommodation

Floor/Unit	Description	sq ft	Rent	Service charge
1st	First Floor	8,794	£9,893 /month	£3,664 /month
2nd	Second Floor	8,688	£9,774 /month	£3,620 /month

## Specification

The property benefits from the following specification:

- Air conditioned office suites
- Suspended ceilings with recessed LG3 lighting
- Full accessed raised floors
- Disabled access and disabled WC's
- Passenger Lift
- Feature entrance

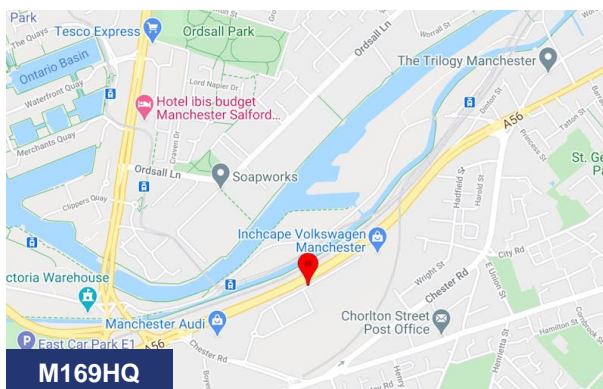
\*All-inclusive packages now exclude utilities.

## Terms

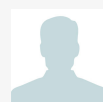
Each suite is let by way of a new full repairing and insuring lease for a term to be agreed. Details of the commencing rental are available on application from the agent.

## Old Trafford

The property is located adjacent to the Trafford Bar Metrolink station which allows access to the City Centre within minutes.



## Viewing & Further Information



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