



OAKLAND
HOUSE

TALBOT RD
MANCHESTER
M16 0PQ



TO LET
7TH FLOOR

5,000 -
11,004 SQ FT

(464.51 - 1,022.37 SQ M)

Whole floor or
individual wings available

**Highly efficient open plan
offices with extensive views**

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OAKLAND HOUSE



The office space provides highly efficient open plan accommodation with good levels of natural light with extensive views.

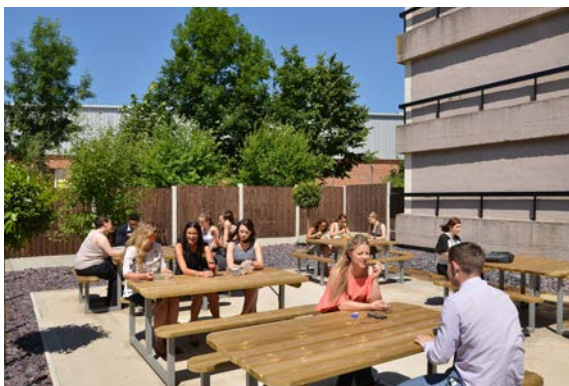


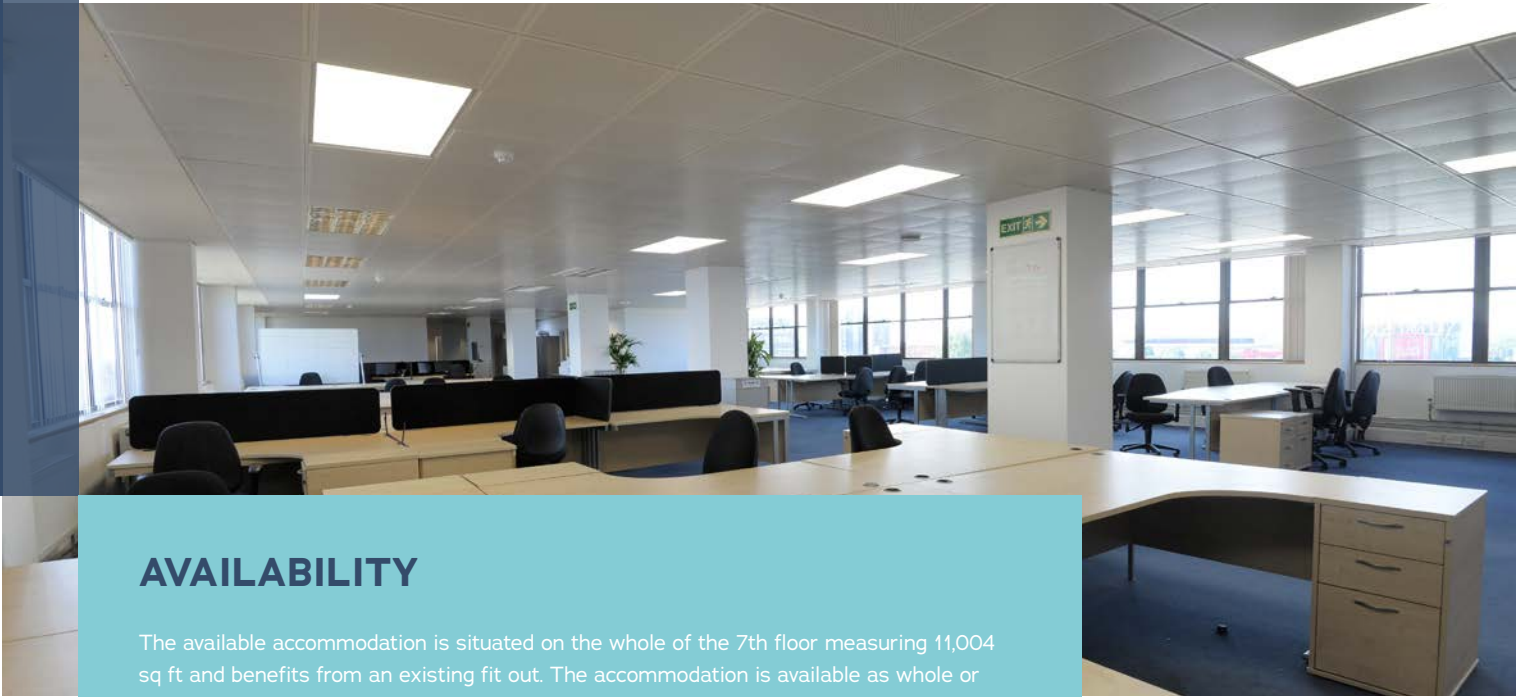
THE BUILDING

Oakland House is a landmark 15 storey office building prominently situated in the heart of Old Trafford.

The building features a contemporary modern double height reception with coffee hub, extensive on site car parking and cycle and shower facilities.

The office space provides highly efficient open plan accommodation with excellent levels of natural light and panoramic views of Manchester and beyond.





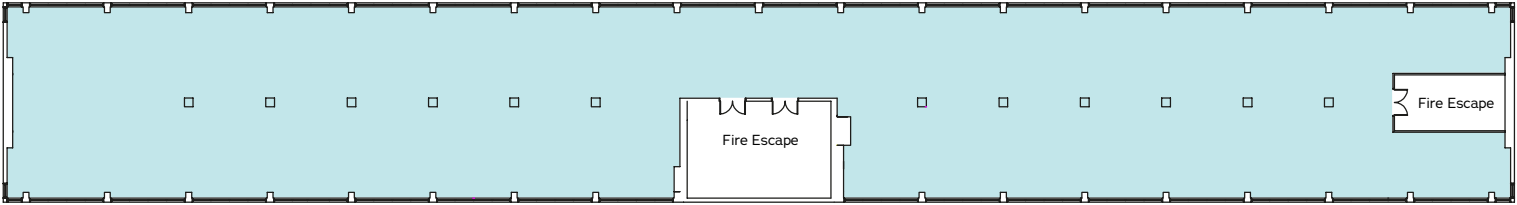
CAR PARKING

The floor benefits from 43 car parking spaces in the secure multi storey car park at the rear of the property providing a ratio of 1:255 sq ft.



AVAILABILITY

The available accommodation is situated on the whole of the 7th floor measuring 11,004 sq ft and benefits from an existing fit out. The accommodation is available as whole or on a wing by wing basis from approximately 5,000 sq ft.



TYPICAL FLOOR PLAN

SPECIFICATION

The internal specification includes:

 HIGH QUALITY EXISTING FIT OUT

 PERIMETER TRUNKING

 SUSPENDED CEILING WITH RECESSED LIGHTING

 REFURBISHED WC'S

 24-7 ACCESS

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CONNECTIVITY

The Oakland House is situated fronting Talbot Road, one of the main arterial routes into Manchester City Centre. The property is extremely well connected with convenient access to the Metrolink, the M60 and M602 motorways and the city centre and beyond.

The building benefits from access to extensive local amenities within a short walk including Tesco, Subway, Café Nero, Costa and Marks and Spencer.

WALK		DRIVE	
Café Nero	5 mins	M602	1.4 miles
Metrolink	7 mins	City Centre	1.8 miles
Costa	9 mins	M60	2 miles
Marks & Spencer	9 mins	Airport	9 miles
Aldi	9 mins		
Tesco	10 mins		
Lidl	11 mins		

TERMS

Available by way of an assignment of the lease to expire March 2023 or by way of a sublease for a term of years to be agreed.

Alternatively the property could be made available by way of a new lease from the Landlord directly for a term of years to be agreed.

CONTACT

For further information or to view please contact the agent;

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