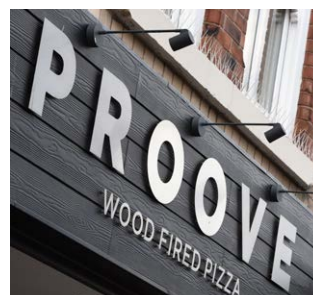
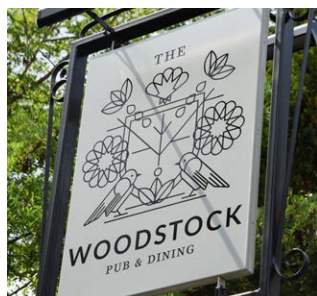


ONE

1 DIDSBURY POINT

PRINCESS ROAD | DIDSBURY | MANCHESTER | M20 2EY



TO LET
GRADE A OFFICE ACCOMMODATION
5,038 SQ FT (468 SQ M)

ENTER »

OVERVIEW

- Four storey Grade A office building situated within a mature landscaped setting
- 1.2 miles from junction 5 of the M60
- Within 300 metres of Withington Metrolink station
- BREEAM Rating of 'Very Good'
- Dramatic full-height glazed atrium entrance



ON THE DOORSTEP

- 1 The Boulevard Deli
- 2 RX Gym
- 3 The Metropolitan
- 4 Tesco Express
- 5 Piccolino / Lime Tree Restaurant
- 6 Greens Restaurant
- 7 Volta Restaurant
- 8 The Co-Op
- 9 Proove Pizza
- 10 Bistro West
- 11 George Charles Pub
- 12 Folk
- 13 Dish & Spoon Cafe
- 14 Premier Inn
- 15 Burton Road Bakery



PRINCESS ROAD
DIDSBURY
MANCHESTER
M20 2EY

HOME

OVERVIEW

LOCATION

ACCOMMODATION

SPECIFICATION

GALLERY

EPC

FURTHER INFORMATION





LOCATION

- Fantastic local demographic - the number of local residents in managerial or professional roles is 300% higher than the Greater Manchester average
- Prominent position fronting A5103 Princess Road
- Princess Road is the primary arterial route linking Manchester city centre and regional motorway network
- Easy access to M60 and M56 motorways
- Manchester city centre approximately 10 minutes drive
- Excellent connectivity to Manchester Airport
- Within 300m of the Metrolink (Withington and Burton Road) - approximately 15 minute journey time from Manchester city centre
- Manchester Airport 10 minutes (5.5 miles)
- Close proximity to bus stops

MANCHESTER CITY CENTRE



METROLINK
14 minutes
10 trams per hour



BUS
28 minutes
8-10 buses per hour



DRIVE
10 minutes

MANCHESTER AIRPORT



8 minute drive

JUNCTION 5 M60



4 minute drive

BURTON ROAD, WEST DIDSBURY



8 minute walk



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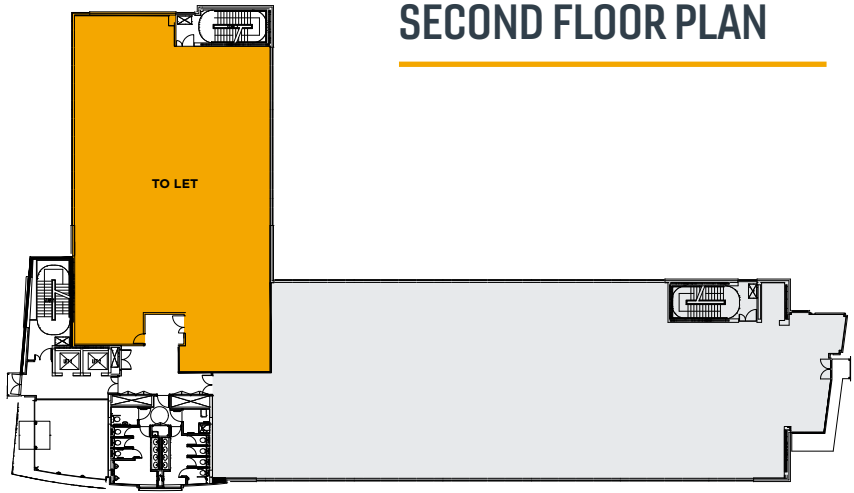
ACCOMMODATION

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FURTHER INFORMATION



SECOND FLOOR PLAN

ACCOMMODATION

FLOOR	
Ground	Floor Let to Optegra
1st	Suite Let to Sapphire Systems Plc
	Suite Let to IBI Group
2nd	Suite Let to Carrier
	Suite To Let - 5,038 sq ft (468 sq m)
3rd	Floor Let to Bouygues





SPECIFICATION

- Large efficient floor plates
- Air conditioning
- Feature glazed reception area
- Full access raised floors
- Suspended ceilings with recessed lighting
- 2 no passenger lifts
- Fully DDA compliant
- High quality finishes throughout
- Full height glazing
- On site car parking
- Cycle racks
- On site showers
- Highly efficient floorplate



PRINCESS ROAD
DIDSBURY
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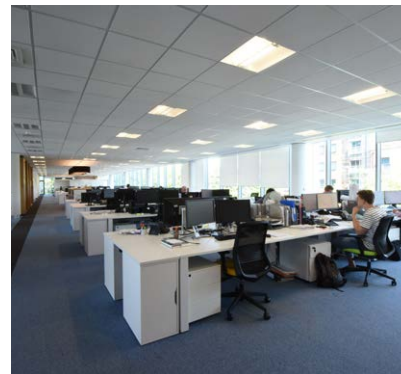
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FURTHER INFORMATION





ENERGY PERFORMANCE

The building has an EPC Rating of D (81). Certificates are available upon request.

FURTHER INFORMATION

For further information please contact the joint agents - Cushman & Wakefield or CBRE.



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mark.garner@cbre.com



PRINCESS ROAD
DIDSBUY
MANCHESTER
M20 2EY

[HOME](#)

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