

TO LET



RogerHannah

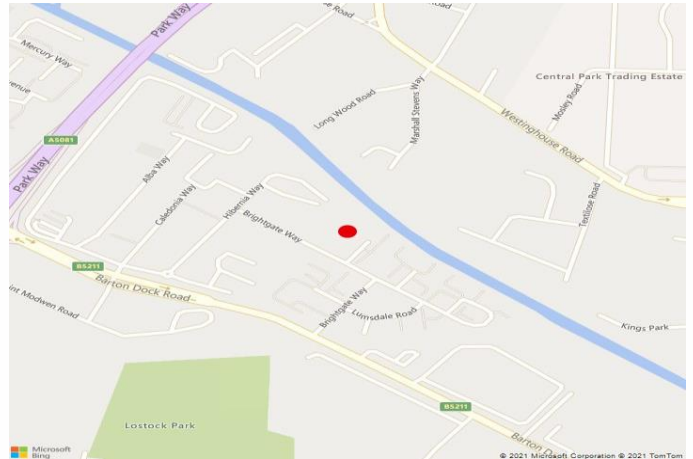


2 Scholars Green Road, Trafford Park, Greater Manchester, M32 0TR

Modern Ground Floor Office
Premises on Cobra Court
2,134 Sq Ft (198.25 Sq M)

- Raised Floors
- Suspended Ceilings
- Dedicated Parking
- Excellent location
- Male/Female/Disabled w.c.





Location

Scholars Green forms part of the popular Cobra Court Business Park, which enjoys a prominent location on Barton Dock Road (B5211), close to its' junction with Parkway (A5081), giving immediate access to the M60 at Junction 9. Salford Quays and Manchester City Centre are 5 mins' and 10 min's drive, respectively.

Within 1 mins' drive or 10 mins' walk is The Trafford Centre, the UK's 3rd largest indoor shopping and leisure complex and home to numerous high street retail brands including Selfridges, John Lewis, M&S, Boots, Apple Store, The Carphone Warehouse, Debenhams, O2 and WH Smith, together with a wide range of cafes, bars and restaurants including All Bar One, Carluccio's, Cafe Nero, Costa Coffee, Starbucks, Zizzi, Est Est Est, Pizza Express and Wagamama.

There is a Holiday Inn Express within convenient walking distance and a little further afield are 2 Premier Inn Hotels, David Lloyd Leisure and Trafford Golf Centre driving range. The new Metrolink line through Trafford Park to the Trafford Centre is now open and the Event City station on Barton Dock Road is approx. 5 mins walk from Scholars Green, with a journey time to Manchester City Centre of approx 15 minutes.

Description

2 Scholars Green is a modern, 2-storey detached office building constructed to a high standard with a contemporary design incorporating brick elevations with double glazed aluminium windows beneath a pitched tiled roof. A comprehensive landscaping scheme creates a pleasant and highly desirable working environment.

The whole of the Ground Floor offices is available, comprising 198.25 sq m (2,134 sq ft) with the benefit of 8 car spaces. The suite provides mainly open plan offices with a private office/meeting room and a fitted kitchen. The office is available to let on a new lease for a flexible term of years to be agreed.

Accommodation

Ground floor 198.25sq m (2,134 sq ft)

Asking Rent

The property is available by way of a new full repairing and insuring lease for a number of years to be agreed at a quoting rent of **£27,500per annum** exclusive.

Business Rates

Rateable Value: £20,250

EPC

The property has an energy performance rating of D.

VAT

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

Legal Costs

Each party to bear their own legal costs.

Service Charge

Further details upon request.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Dan Rodgers

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Date of Preparation

25 June 2021