

**QUALITY OFFICES WITH EXTENSIVE CAR PARKING
FLEXIBLE SUITE SIZES & FIT OUT AVAILABLE
SHORT TERM LEASES AVAILABLE**

TO LET – ACCOMMODATION FROM 214 SQ FT (20 SQ M)
- 7,000 SQ FT (650 SQ M)

Westpoint



westpoint

501 CHESTER ROAD, OLD TRAFFORD, MANCHESTER



Surrounding Amenities:

West Point benefits from an array of amenities all located within close proximity to the property, including sandwich shops & cafés, pubs & bars along with national retailers at the White City Retail Park, which is a 4 minute walk from the property. In addition the building benefits from the numerous retail and leisure facilities available at the nearby Lowry Outlet Mall, Trafford Centre, Stretford Mall and Manchester city centre.



Description:

West Point is a sixteen-storey landmark office building where floors are configured in two wings either side of a central core.

The building is set within a secure landscaped environment benefiting from its own designated on-site multi-storey car park.

West Point has recently undergone an extensive refurbishment programme throughout resulting in the property being finished to an extremely high standard.





Specification:

- // Fully air-conditioned
- // Suspended ceilings incorporating LG7 compliant lighting
- // Perimeter trunking
- // Choice of open plan or partitioned space
- // Male / female / disabled WCs
- // DDA compliant
- // x4 10 person passenger lifts
- // Manned reception
- // 24 hour CCTV



On-Site Amenities:

- // On-site gym
- // Changing room and shower facilities
- // Contemporary on-site café



Car Parking:

- // Car parking ratio of 1 space per 288 sq ft



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SAT NAV : M16 9HU



Location:

West Point commands a prime position on Chester Road, approximately 1.75 miles to the South West of Manchester city centre.

West Point benefits from excellent public transport links including access to the metrolink network with Trafford Bar metrolink station approximately 450 metres from the property. In addition, there is a bus terminus situated close by.

The M60, M602 and M56 motorways are all within easy reach and Manchester International Airport is within a 20 minute drive.

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