



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

TALBOT ROAD OLD TRAFFORD
MANCHESTER M16 0QQ

WARWICK HOUSE



TO LET

NEW HIGH QUALITY OFFICES

SUITES **FROM 447 - 4,726 SQ FT** (41.5 - 439.05 SQ M)

www.warwickhouse-manchester.co.uk



WARWICK HOUSE

**AN IMPRESSIVE RECEPTION
AWAITS YOU...**

DESCRIPTION

Warwick House is a six storey office building, which has recently undergone a substantial refurbishment program, to provide high quality office accommodation from 4 persons (447 sq ft) suites upwards.

The building benefits from brick faced elevations and powder coated double glazed windows. Internally a feature entrance and lobby has been created with central access to the lift and all floors.

The office suites come complete with comfort cooling and LG3 lighting. The ground floor has a self contained suite with its own dedicated entrance, which may be suitable for a variety of uses.

**FLEXIBLE HIGH QUALITY
OFFICES TO LET**

**SUITES AVAILABLE FROM
4 PERSONS UPWARDS**





- 1 Old Trafford Football Ground
- 2 Salford Quays
- 3 Pomona (Metrolink Station)
- 4 White City Retail Park
- 5 Centrica
- 6 Kelloggs
- 7 Old Trafford (Metrolink Station)
- 8 Lancashire County Cricket Ground
- 9 Trafford Town Hall
- 10 Proposed Tesco
- 11 Trafford Bar (Metrolink Station)



Opposite Lancashire County Cricket Ground



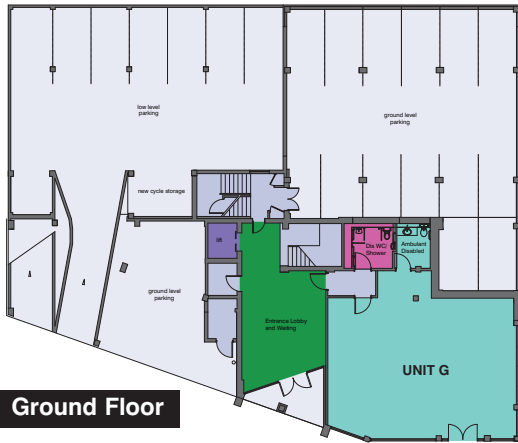
320 metres to metro station



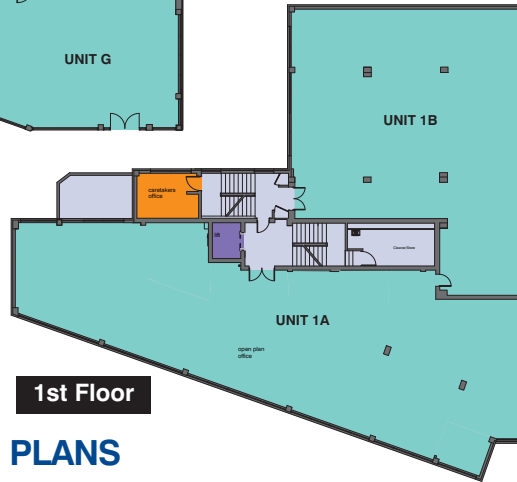
5 minutes from Old Trafford

WARWICK HOUSE

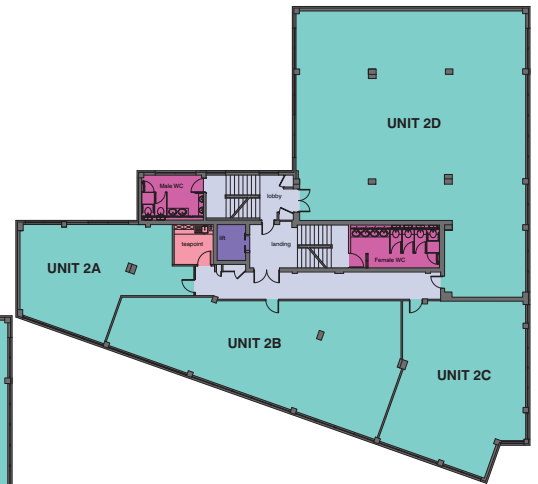
THE PLACE FOR BUSINESS...



Ground Floor



1st Floor



2nd Floor

TYPICAL FLOOR PLANS

Example space plans can be provided to demonstrate how each suite could be utilised.

SPECIFICATION

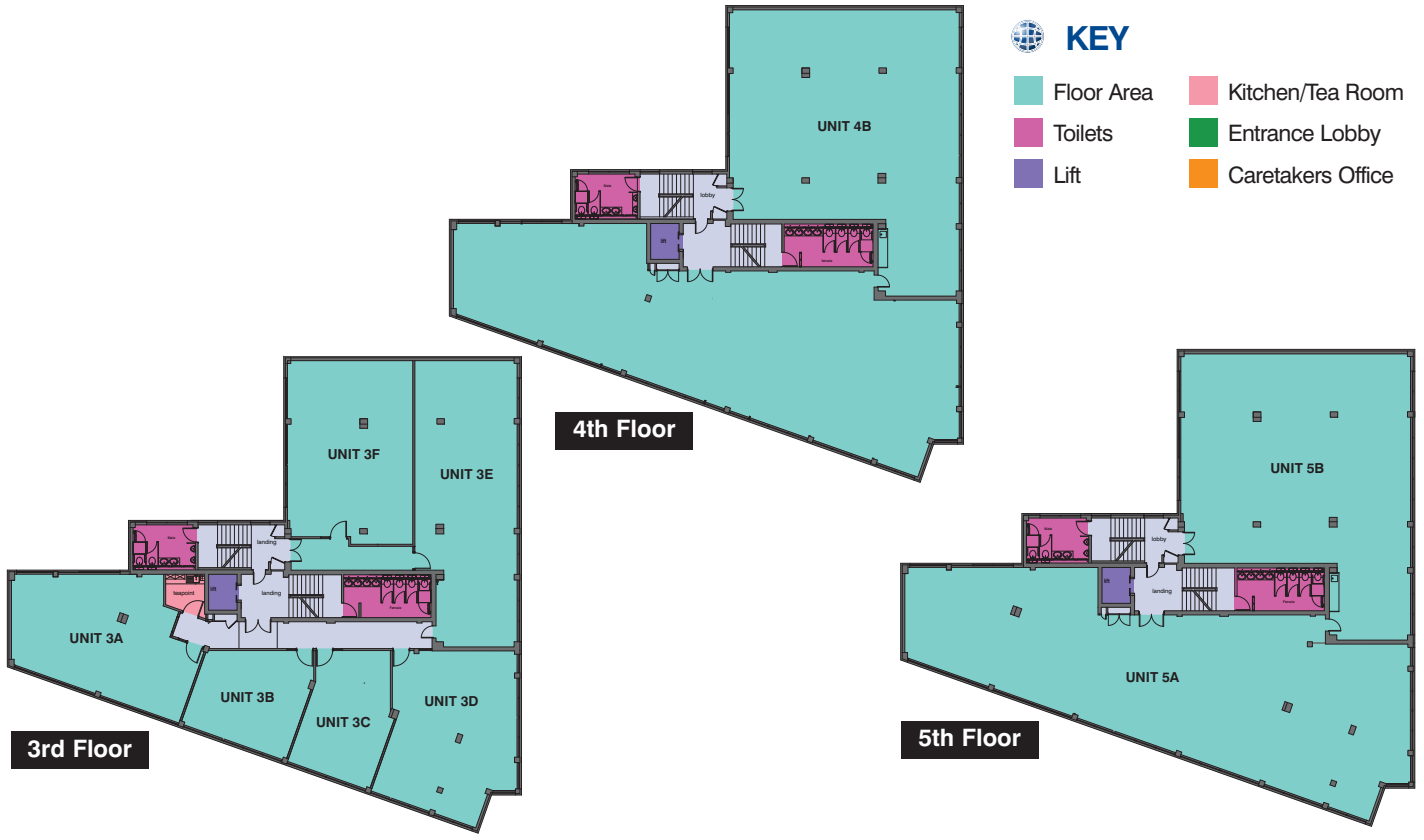
Warwick House provides a range of fully refurbished office suites benefiting from:

- Comfort cooling
- Perimeter trunking
- LG3 lighting
- Feature entrance & 8 person lift
- WC & kitchenette facilities
- 24 hour access
- Perimeter security including CCTV
- Car parking (further parking is available close by at additional cost)

TERMS

Individual suites are available on flexible leases at competitive rents. Details of rent and other charges are available on request to the letting agents. All figures quoted are exclusive of, and will be liable for VAT at the prevailing rate.



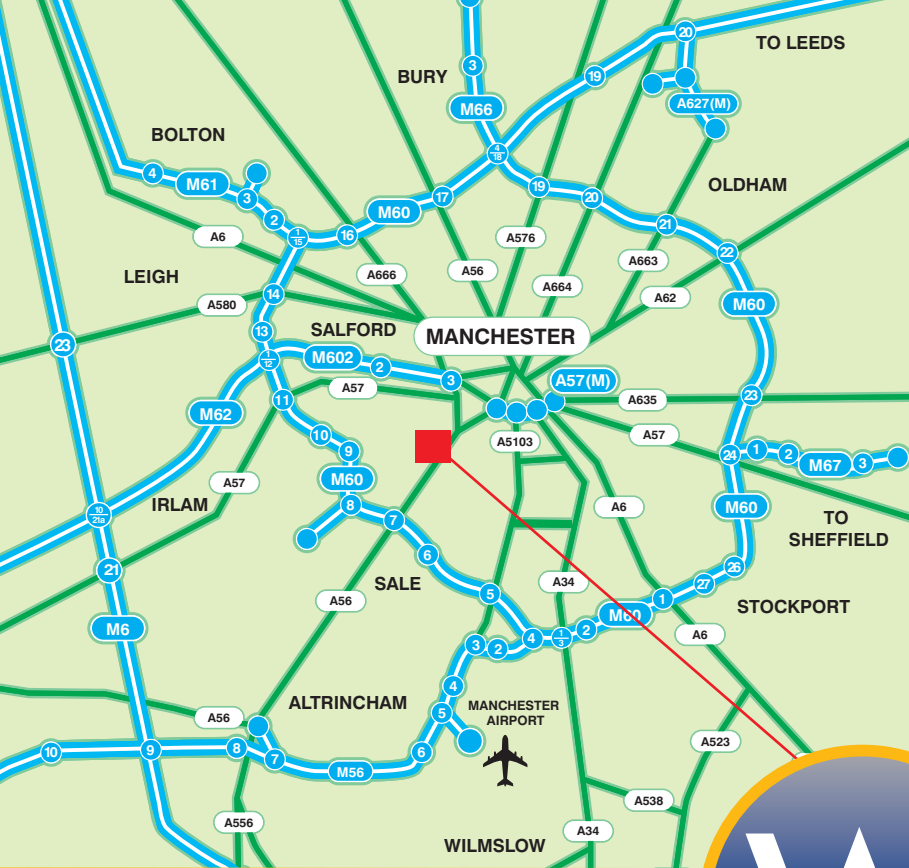


ACCOMMODATION

Suites are available from 447 sq ft (4 persons) up to 2,285 sq ft (30 persons). Suites can be combined to provide larger space to meet individual requirements, subject to availability.

Please see attached schedule for current availability or visit the dedicated website www.warwickhouse-manchester.co.uk for further details.





LOCATION

Warwick House is strategically located on the corner of Warwick Road and Talbot Road, in the Old Trafford area of Manchester. The premises benefit from good transport links with junction 7 of the M60 being less than 2 miles away and the Old Trafford Metro Station within a short walk.

There is easy access to Manchester City Centre, and the Trafford Centre is only a 15 minute journey away. The building is situated in an established business location opposite Lancashire County Cricket Club. Local occupiers in the vicinity include Kelloggs and Centrica.

TRAVEL DISTANCES

Old Trafford Metro Station	0.2 miles	4 mins
Manchester City Centre	2 miles	5 mins
M60 Junction	3 miles	6 mins
Trafford Centre	8 miles	15 mins
Manchester Airport	9.2 miles	19 mins
Liverpool J.L. Airport	33.6 miles	44 mins

Source: TheAA.com



SAT NAV POSTCODE

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