

FOR SALE / TO LET



DETACHED OFFICE BUILDING | 13,523 SQ FT (1,256 SQ M)
43 CAR SPACES
Close To Central Park Metrolink | Off Oldham Rd (A62)

Unit E, Madison Place,
Northampton Road,
Manchester, M40 5AG

DESCRIPTION



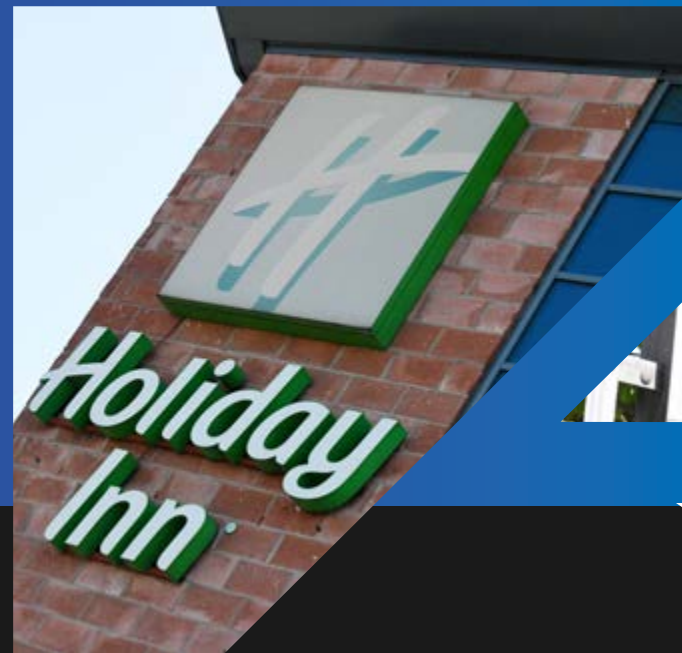
Madison Place comprises 3 detached plus 2 semi-detached offices located within the popular and well established Central Park business park on the North West fringe of Manchester city centre and easily accessible by car, Metrolink, bus and bike

Unit E Madison Place is a detached HQ office occupying a prominent position at the entrance to the scheme and offers a rare opportunity to purchase for owner occupation or investment.

LOCAL OCCUPIERS:

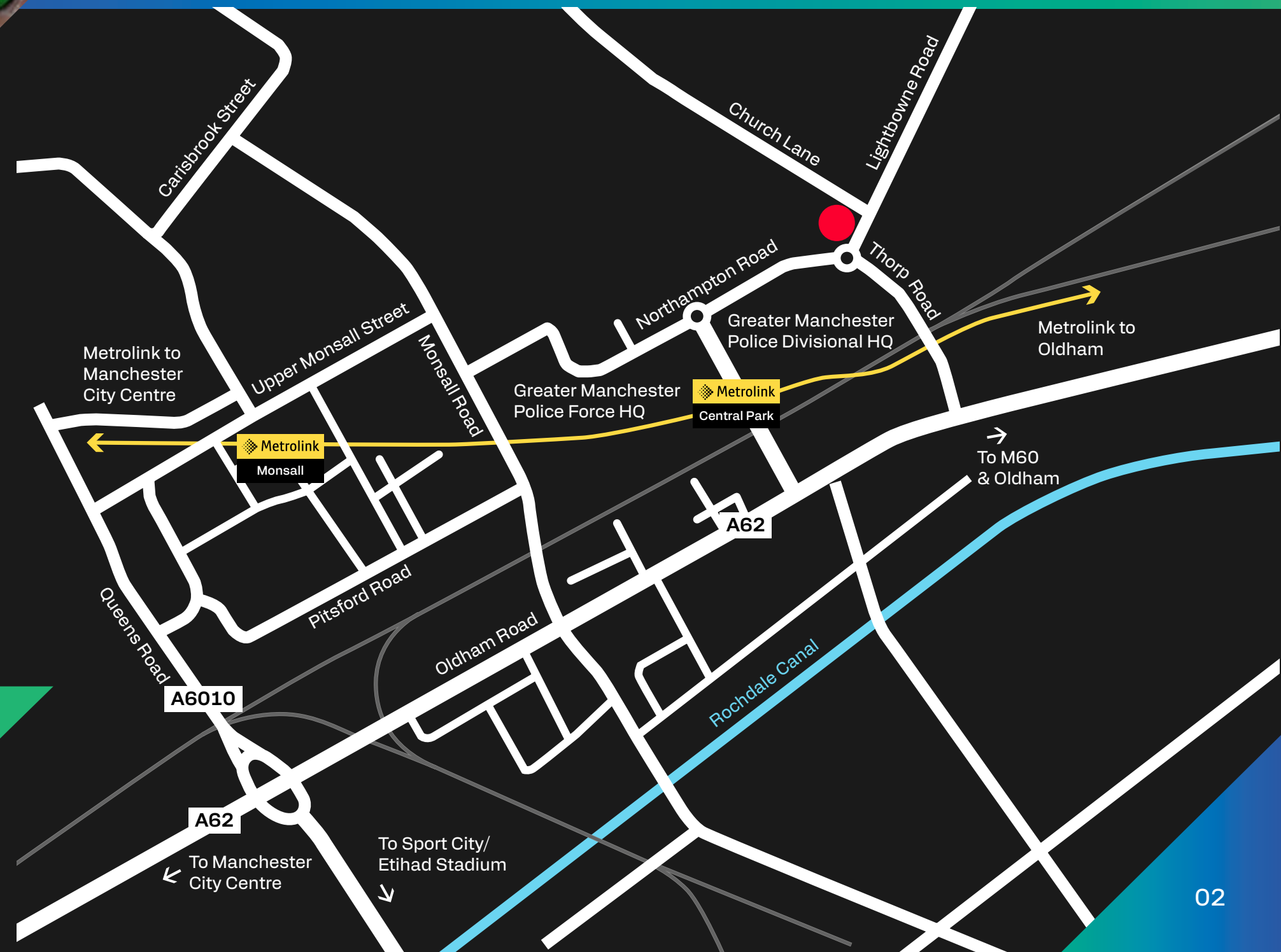


LOCATION



Madison Place forms part of Central Park, a prestigious established business park located approximately 1.5 miles east of Manchester City Centre, just 5 minutes drive away or 2 stops by tram from Victoria Station.

Central Park is located on the A62 Oldham Road, close to all the facilities at Sportcity (sportcity-manchester.com), Central Park Metrolink & the Co-Op Live Arena. 3 junctions of the M60 (Junctions 20, 21 and 22) are all a short drive from the park. The immediate vicinity is home to a number of corporate occupiers and a Holiday Inn hotel is close to the park entrance.



AERIAL

MANCHESTER CITY CENTRE

CENTRAL PARK METROLINK

GREATER MANCHESTER POLICE

McBride

FUJITSU

NHS

Clarke Telecom

D-ENERGi
One Stop Energy Solution Provider

UNIT E

OLDHAM RD (A62)

NORTHAMPTON ROAD

THORP ROAD (B6393)

LIGHTBOWNE ROAD

CHURCH LANE

THE SHERP PROJECT

SPECIFICATION



Modern detached HQ office over ground, first & second floors



Bream "Very Good"



EPC B



Full access raised floors



VRV air conditioning



Suspended ceilings



LED lighting



Kitchen



Ladies gents and disabled WCs



Shower



Passenger lift



43 designated car parking spaces

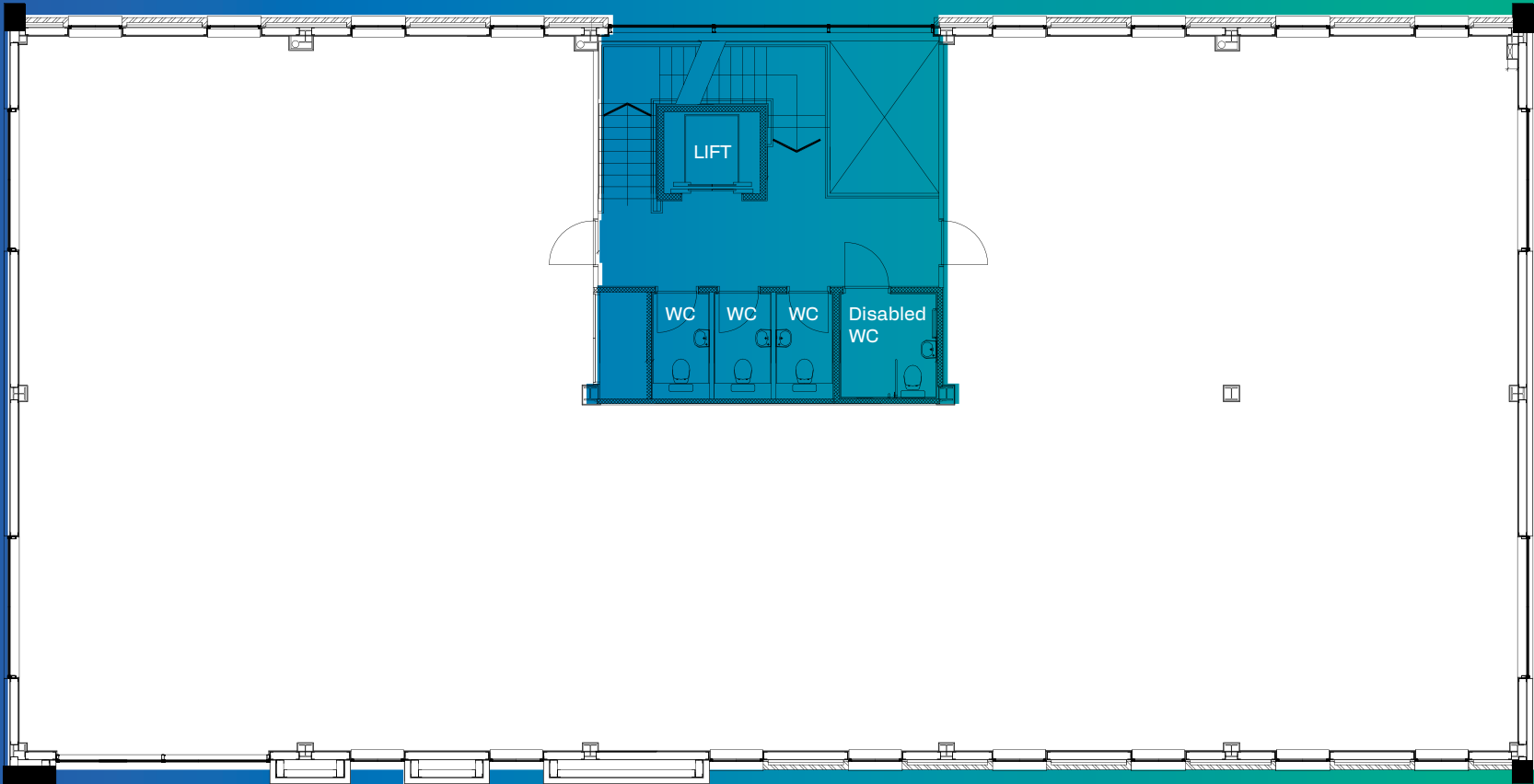


CCTV

AVAILABILITY

FLOOR	SQ FT	SQ M
Ground	4,474	415.6
First	4,482	416.4
Second	4,567	424.3
TOTAL	13,523	1,256.3

TYPICAL FLOOR PLAN



FURTHER INFORMATION



Rateable Value

£160,000.

Tenure

Long leasehold.

Lease

Alternatively a lease is available for a term to be agreed.

Price / Rental

On application.

VAT

All outgoings are subject to VAT.

Estate Charge

An estate charge is levied to cover the costs of maintenance and management of the Central Park estate.



VIEWINGS



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