

**fisher  
german**

# Suite 4S-C Trafford House

Chester Road, Manchester, M32 0RS

Leasehold  
Office

1,868 sq ft (173.5 sq m)



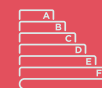
**To Let** | £24,600 per annum



## Key information



**Rent**  
£24,600  
per annum



**EPC rating**  
C

## Description

Trafford House is a landmark refurbished office building providing a range of amenities including an onsite gym and communal business lounges and benefiting from on-site car parking.

The suite is fully fitted and furnished providing a turnkey solution available for immediate occupation. The layout includes 18 workstations, two private meeting rooms and a kitchen, all finished to a modern specification. The accommodation benefits from suspended ceilings, perimeter trunking and gas fired central heating via radiators.

## Amenities



Fully fitted &  
furnished suite



5 car parking  
spaces available



Refurbished  
reception area



On-site fully  
equipped gym



Showers and  
changing rooms



Secure bike  
storage

## Location

Trafford House occupies a prominent position just off Chester Road, one of Manchester's main arterial routes, offering superb connectivity across Greater Manchester.

The building benefits from excellent transport links, with multiple Metrolink stops close by, easy access to the M60 motorway and convenient routes into Manchester City Centre.

Adjacent to the building sits White City Retail Park, providing a wide range of retail amenities. In addition, Salford Quays and MediaCityUK are within a 15 minute walk.

Address: [Trafford House, Chester Road, Manchester, M32 0RS](#)

What3words: [///sheets.save.twins](#)

### Locations

Salford Quays: 1.2 miles

Manchester City Centre: 2 miles

J7, M60 Motorway: 2 miles

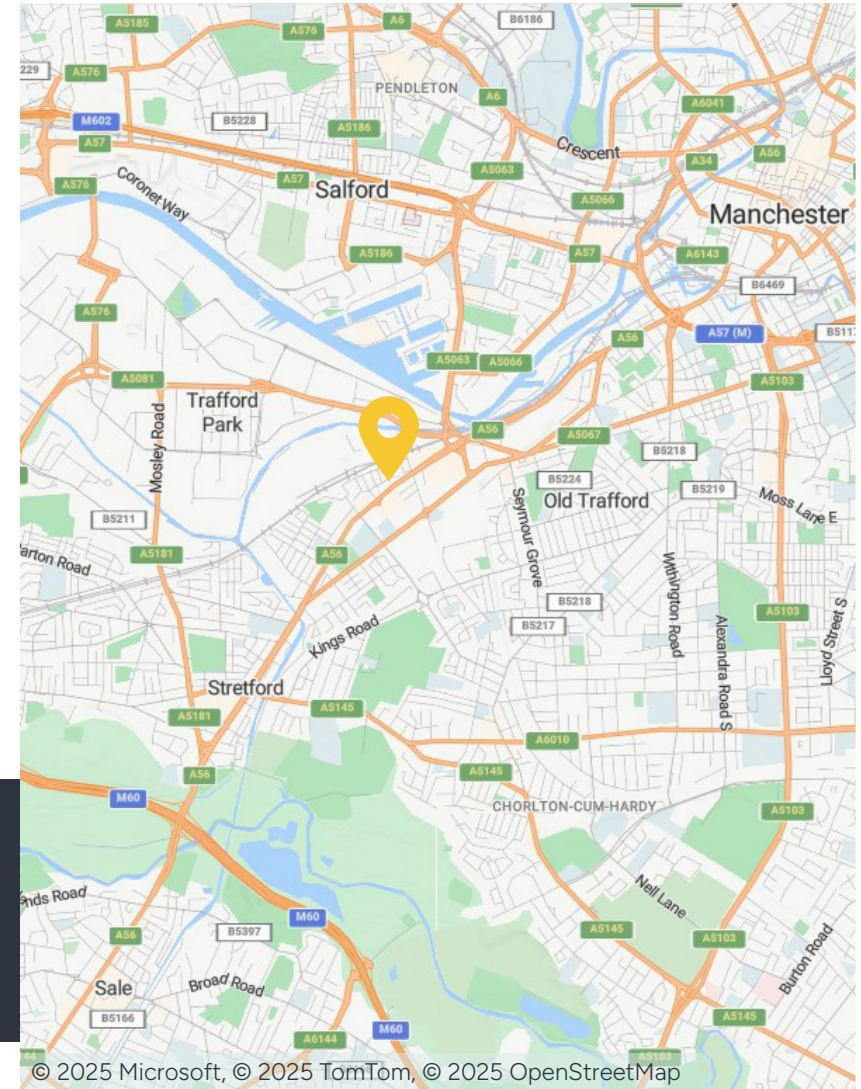
### Nearest station

Old Trafford Tram Stop: 0.5 miles

Trafford Park Train Station: 1.2 miles

### Nearest airport

Manchester Airport: 8.5 miles



## Further information

### Rent

£24,600 per annum exclusive.

### Tenure

Leasehold.

### Lease Terms

The accommodation is available by way of sublease/assignment of current lease expiring April 2029.

### Business Rates

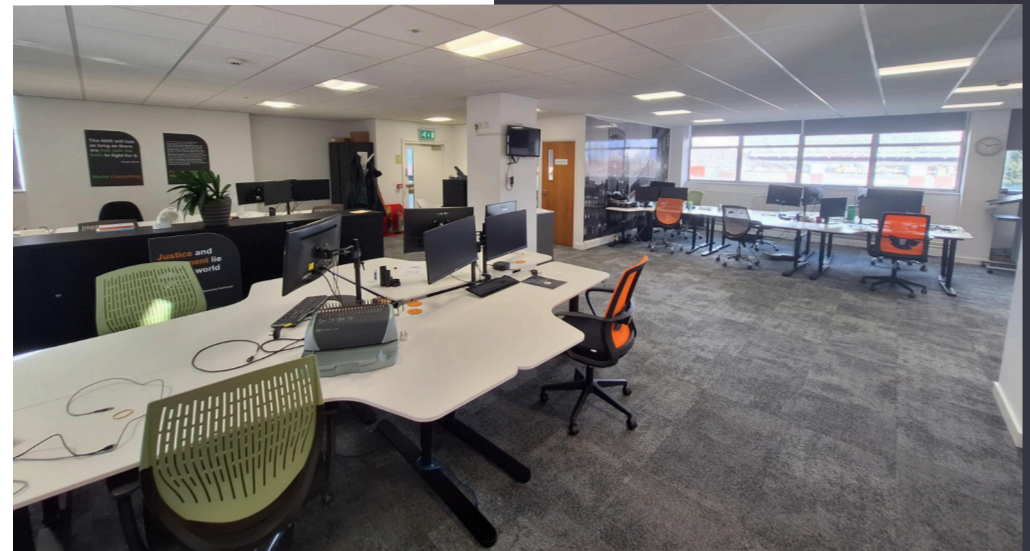
The suite has a rateable value of £21,500. Occupiers will be responsible for paying business rates directly to the local authority.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.



## Further information

### EPC

The EPC rating C.

A certificate can be provided on request.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**David Laws**

0161 214 4661

david.laws@fishergerman.co.uk



**Marcus Baumber**

0161 214 4694

marcus.baumber@fishergerman.co.uk

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Particulars dated April 2026. Photographs dated March 2026.



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