



Prominent Office Investment Fronting Princess Road (A5103)

Ground Floor, 7 Christie Way

Manchester, M21 7QY

Office TO LET

1,333 to 2,666 sq ft

(123.84 to 247.68 sq m)

- Available by Way of A New Lease
- 8 Dedicated Parking Spaces
- Prominent Position Fronting Princess Road (A5103)
- Excellent Accessibility to Manchester City Centre and Motorway Network

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Summary

Available Size	1,333 to 2,666 sq ft
Rent	£28,750 – £57,500 per annum
Rateable Value	£47,250 (Whole)
VAT	Applicable
EPC Rating	C (63)

Description

Office accommodation providing flexible accommodation and benefiting from 8 dedicated car parking spaces. Occupying a highly prominent position fronting Princess Road.

Location

Christie Office Park occupies a highly prominent position fronting Princess Road (A5103), one of Manchester’s principal arterial routes linking the city centre with the M56 and wider motorway network. The scheme is situated adjacent to the junction with Barlow Moor Road (A5145) and within easy reach of Junction 5 of the M60, providing excellent connectivity across Greater Manchester and beyond.

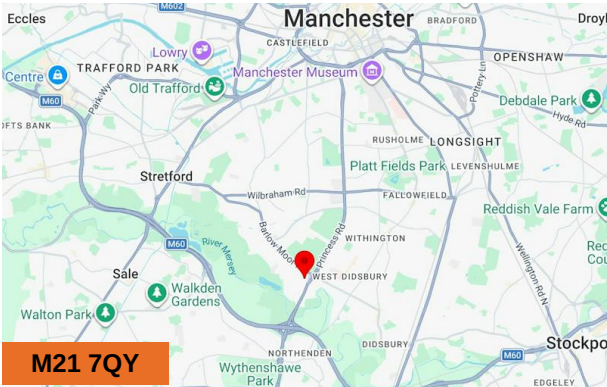
The property is ideally located between the sought-after South Manchester suburbs of West Didsbury and Chorlton, both renowned for their vibrant mix of cafés, bars, restaurants and local amenities. Manchester City Centre is approximately 10 minutes’ drive away, whilst Manchester Airport is easily accessible within a short drive.

The location is also well served by public transport, with Withington Metrolink Station within walking distance, providing direct services to Manchester Piccadilly, East Didsbury and the wider Metrolink network.

The park benefits from a strong surrounding business community, with a range of national, healthcare, housing and professional service occupiers nearby, reinforcing Christie Office Park as an established and well-connected business destination.

Terms

By way of a new lease, terms to be agreed



Viewing & Further Information



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