

# Gifford Dixon

Commercial Property

## TO LET

FLEXIBLE OFFICE SUITES



**Empress Business Centre, 380 Chester Road**

**Old Trafford, Manchester, M16 9EA**

**Suites available from 120 Sq. Ft. to 1,017 Sq. Ft.**

**Inclusive rents starting from £523 + VAT per month**

[gifforddixon.co.uk](http://gifforddixon.co.uk)

**0161 667 1317**

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## LOCATION

Located just 5 minutes' drive out of Manchester city centre, this Old Trafford site is sandwiched between the centre of town, Salford Quays and Trafford Park, with excellent transport links between. The site is just off the A56 with direct access to the M60, M602 and M62, each accessible within a 10-minute drive.

Access by public transport is equally impressive, with Cornbrook tram station just 8 minutes' walk away. Bus numbers 84, 255 and 256 stop nearby, and Deansgate and Manchester Oxford Road Station are both within a mile of the premises.

## DESCRIPTION

Formerly the site of the Empress Brewery, this site has been meticulously restored to create high-quality, flexible workspace suitable for both small and expanding businesses. With its Victorian charm intact - vaulted ceilings, wrought iron staircases, pillars and exposed brickwork - the centre provides 24-hour access to a quirky and characterful workplace. There is also free parking for tenants and visitors, a dedicated on-site team and specialist catering, all within a stone's throw of Manchester City Centre.

## ACCOMMODATION

Office space is currently available with suites ranging from 110 Sq. Ft. up to 1,017 Sq. Ft. and the premises has scope to grow with your business, adding space as and when required.

Rents start from £523 per month + VAT.

## TERMS

Office and Industrial space is available on inclusive 12 monthly licence agreements, and include the following:

- Fully decorated and carpeted offices
- No legal fees, sign-up fees or exit fees
- Free Wi-Fi
- Utilities – lighting and heating are included
- 24 hour access / 365 days a year
- A dedicated locked mailbox
- Common parts cleaned on a daily basis
- Buildings insurance
- Window cleaning
- Building maintenance

## LEGAL COSTS

Biz Space have an in house licence agreement which they use as standard, therefore there are no legal fees.

## EPC RATING

E (101)

## VAT

We understand that VAT is applicable to the rent on this property.

## BUSINESS RATES

The ingoing tenant is to be responsible for the business rates on the space that they occupy, however in the majority of instances there will be nothing to pay due to Small Business Rates Relief (RV of up to £12,000 exempt if this is their only business premises)

## CONTACT

**Gifford Dixon**

Commercial Property

**0161 667 1317**

**Steven Gifford-Dixon**

E: [steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)



Subject to contract

9th March 2022

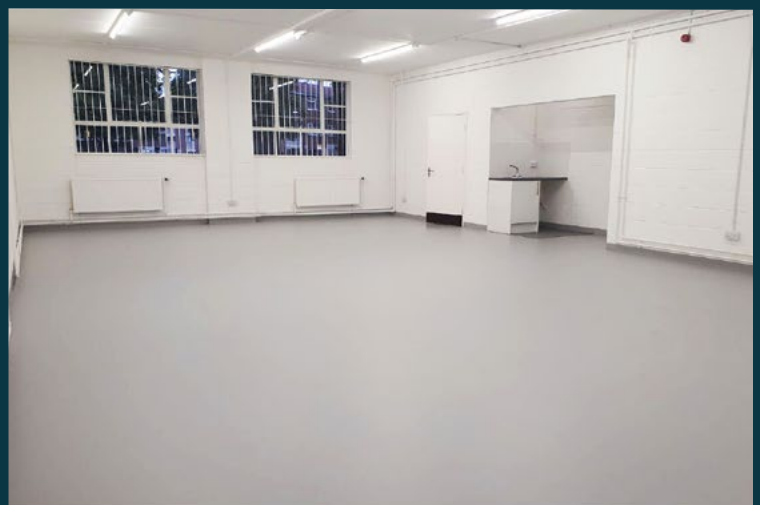
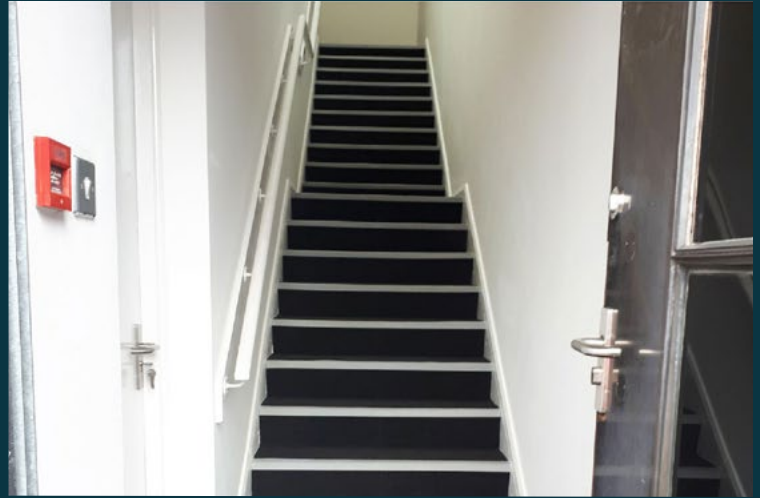
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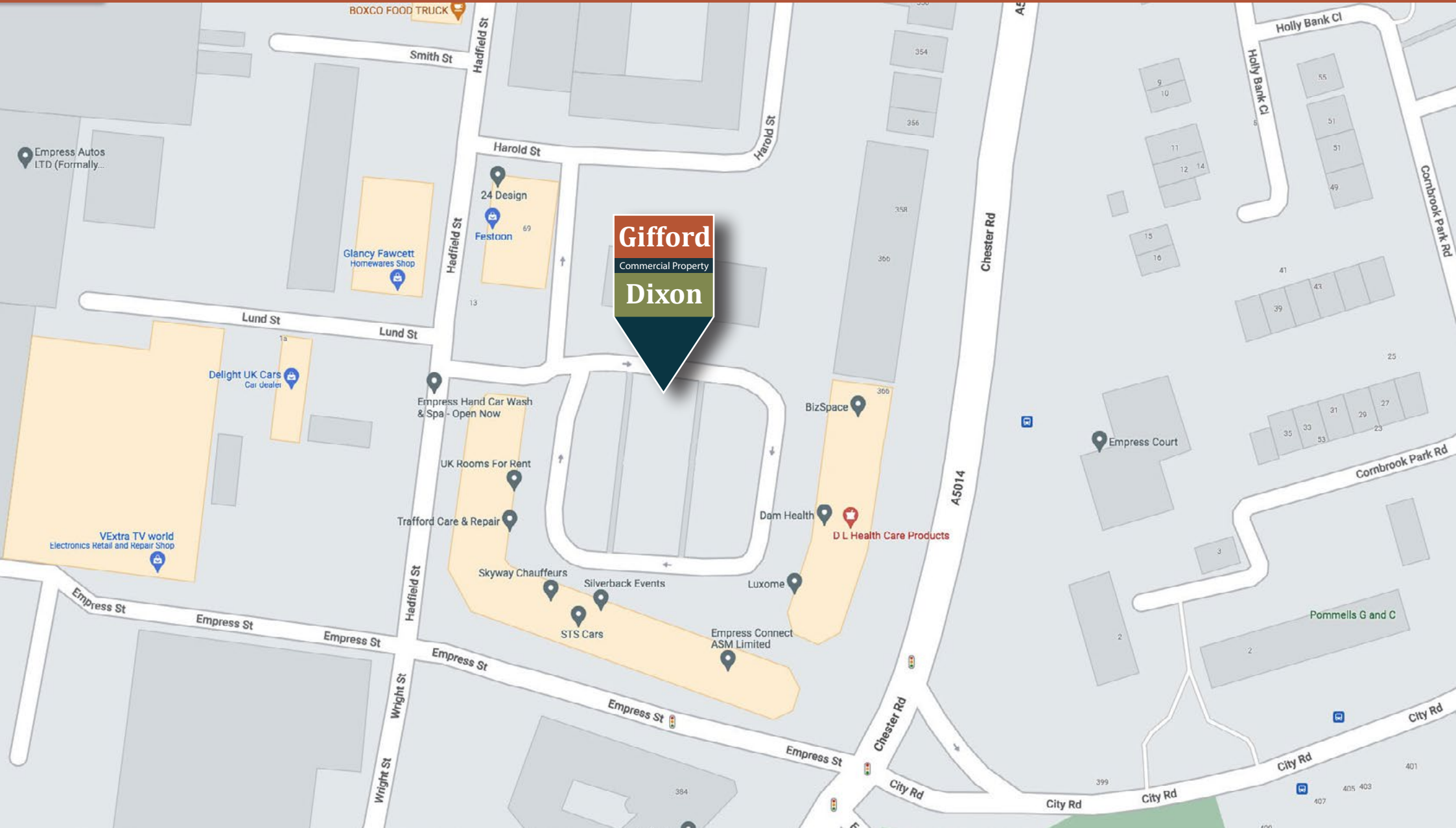
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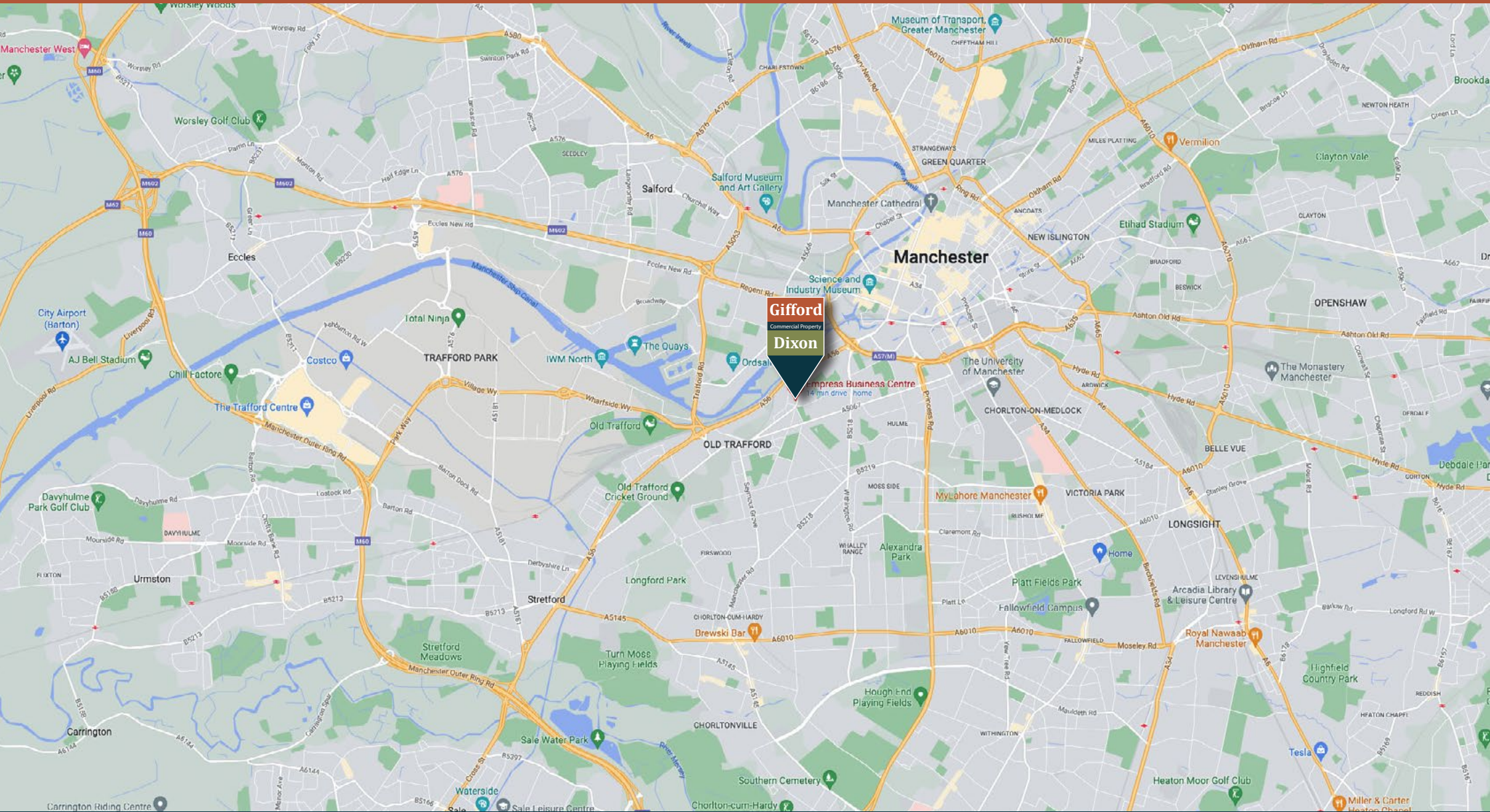
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Dixon**  
Commercial Property  
4 min drive home

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