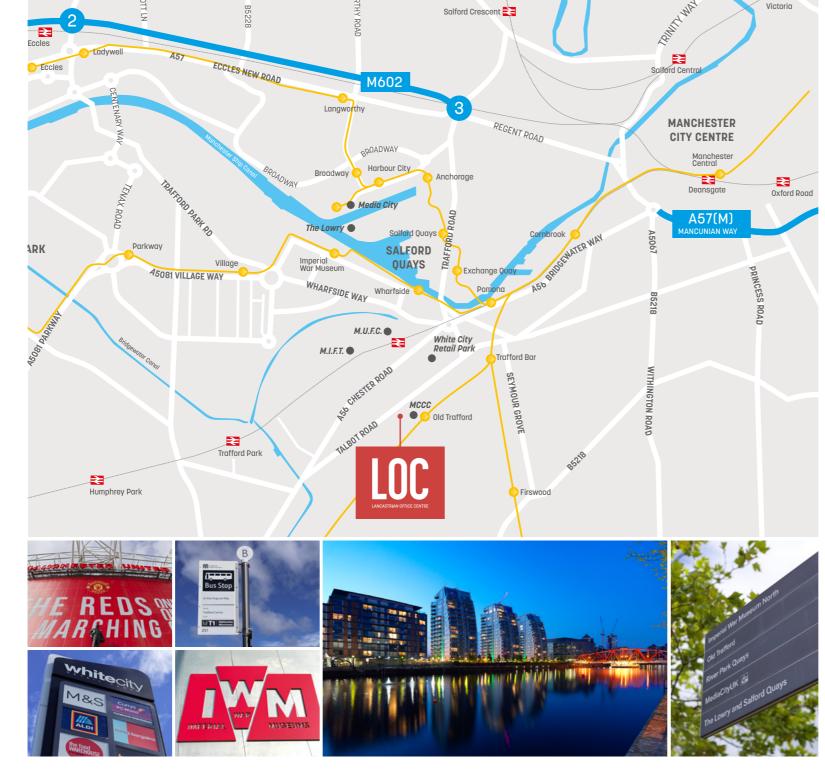




A GREAT **LOC**ATION





### LOCATION

Lancastrian Office Centre enjoys a high-profile location fronting the tree lined Talbot Road. It is directly opposite Trafford Town Hall, adjacent to Old Trafford Cricket Ground and a short walk away from University Academy 92.

Within the area, there is a good selection of local lunchtime amenities to take advantage of, which range from small retail offerings to a Tesco Extra.

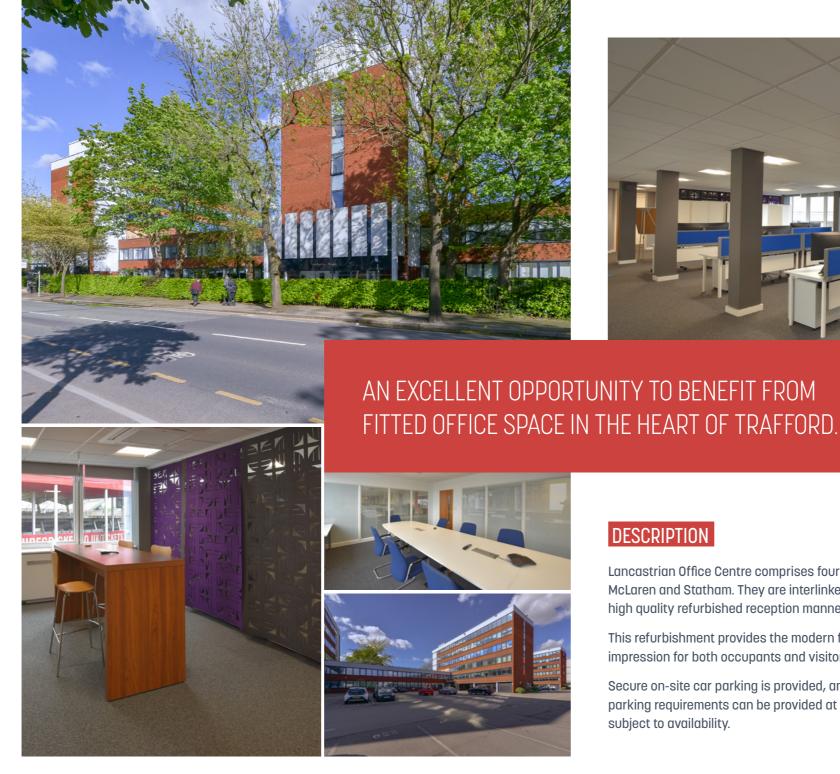
The attractions of Salford Quays and the widely renowned Trafford Centre are also easily commutable, whilst also being accessible via the Metrolink network. These are in addition to the long-established White City Retail Park on Chester Road.

For public transport, the Old Trafford Metrolink station is within 2 minutes' walk, providing frequent links to South Manchester

and the City Centre every 6 minutes. Junction 7 of the M60 motorway is only a 5-minute drive away providing excellent connectivity to the regional motorway network.



A GREAT LOCATION





# DESCRIPTION

Lancastrian Office Centre comprises four 6-storey office buildings, named Washbrook, Duckworth, McLaren and Statham. They are interlinked by 2-storey office wings and each building is serviced by a high quality refurbished reception manned by the on-site customer care team.

This refurbishment provides the modern feel that is to be expected and delivers a strong first impression for both occupants and visitors to the building.

Secure on-site car parking is provided, and dedicated visitor parking is also available. Any additional parking requirements can be provided at the adjacent cricket ground, the town hall, and on-street, subject to availability.



# A GREAT **LOC**ATION

# **SPECIFICATION**

This office space can be provided with the benefit of the existing tenant fit-out already in place, allowing occupiers to make considerable savings on cost and time. In addition, the furniture could also be included subject to negotiation with the tenant.

The specification of the office suite is as follows:

- AIR CONDITIONED
- SUSPENDED CEILING
- PERIMETER TRUNKING
- OPEN PLAN OFFICE ACCOMMODATION
- LIFT ACCESS
- DDA COMPLIANT
- CAR PARKING
- ON-SITE CUSTOMER SERVICE TEAM
- PRE-CONNECT SUPERFAST INTERNET
- 24-HOUR ACCESS
- BIKE RACKS
- SHOWER FACILITIES
- ROOF GARDEN

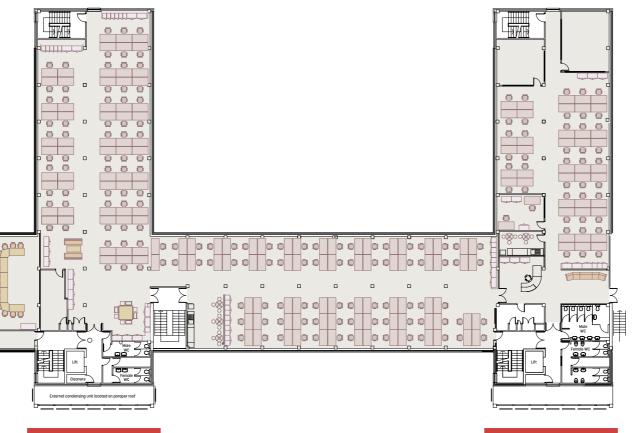












Washbrook House

Duckworth House

# **AVAILABILITY**

Floor	Sq ft	Sq m	Car Parking
Part 1st Floor, Washbrook House & Part 1st Floor, Duckworth House	14,823	1,377	34 spaces

# FIT-OUT

The existing tenant fit-out includes the following:

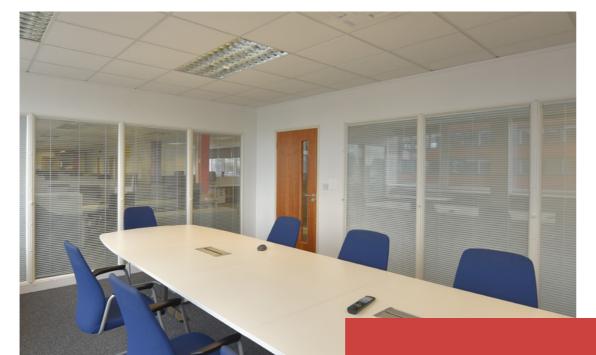
- RECEPTION FACILITIES
- 1 X 6 PERSON MEETING ROOM
- 1 X 8 PERSON TECHNICAL LAB / TRAINING ROOM
- 1 X LARGE KITCHEN AND BREAKOUT AREA
- 1 X SMALL KITCHEN AND BREAKOUT AREA
- 1 X 14 PERSON BOARD ROOM
- 1 X 10 PERSON MEETING ROOM
- 1 X 12 PERSON MEETING ROOM
- 1 X MANAGER OFFICE (2 PERSONS)
- DROP-IN / BREAKOUT SPACE





# LANCASTRIAN OFFICE CENTRE

A GREAT **Loc**ation

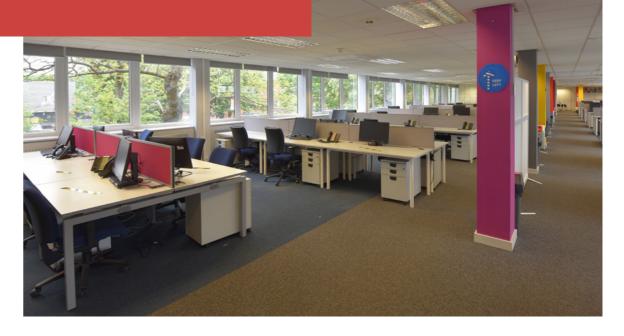














# FURTHER INFORMATION

Available by way of assignment, sub-lease or on a new lease.

Rental figures available on request.

# VIEWINGS

For further information and viewing please contact the agent Colliers International;

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