

# OFFICES TO LET. MODERN. FLEXIBLE.

5,000 - 50,000 SQ FT  
WITH FLOORS OF 10,000 SQ FT



OAKLAND  
HOUSE

TALBOT ROAD, MANCHESTER



ENTER

OVERVIEW

LOCATION

AERIAL

DESCRIPTION

SPECIFICATION

AVAILABILITY & PLANS

GALLERY

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# LOCATION.

Oakland House is located on Talbot Road, one of the main arterial routes from Manchester City Centre. The building is also a short distance from the M602 and M60 Motorway providing quick access to all locations across the North West. Oakland House is easily accessible by public transport, being a 5 minute walk from Trafford Bar metro stop which provides direct links to Manchester City Centre, Altrincham and Salford Quays. There are also numerous bus routes which run along Talbot Road and Chester Road.

including Marks and Spencer, Sofa Works, Currys and Costa Coffee. For those who wish to venture further afield, Media City is approximately 5 minutes away and provides an abundance of bars, restaurants and hotels along with cultural destinations including The Lowry Centre and Imperial War Museum.

Additionally, there are numerous leisure operators in the vicinity including public gyms and Old Trafford football and cricket ground are a short walk from the building.

The building is located adjacent to White City Retail Park, which provides a wide range of amenities



## A SHORT DISTANCE FROM THE M602 AND M60 MOTORWAY PROVIDING QUICK ACCESS TO ALL LOCATIONS ACROSS THE NORTH WEST



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Metrolink Tram Routes

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To Altrincham & M60 ↓

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# DESCRIPTION.

Oakland House is a landmark building providing high quality office space at the heart of Old Trafford. The property has an impressive entrance and reception area which includes brand new signage and contemporary seating, along with recently refurbished toilets and common areas throughout.

The floor space has excellent natural light and there is a good range of amenities nearby. The building also benefits from an onsite multi storey car park at the rear to provide an excellent car parking ratio as well as an onsite café.

## A LANDMARK BUILDING AT THE HEART OF OLD TRAFFORD



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AMENITIES NEARBY

# SPECIFICATION.

- Suspended ceilings with recessed lighting
- New carpeting and decoration
- Fully refurbished WCs and common areas
- Large efficient floor plates
- 6 high speed passenger lifts
- 24 hour access and 7 days a week security
- Onsite café
- Onsite multi storey car park



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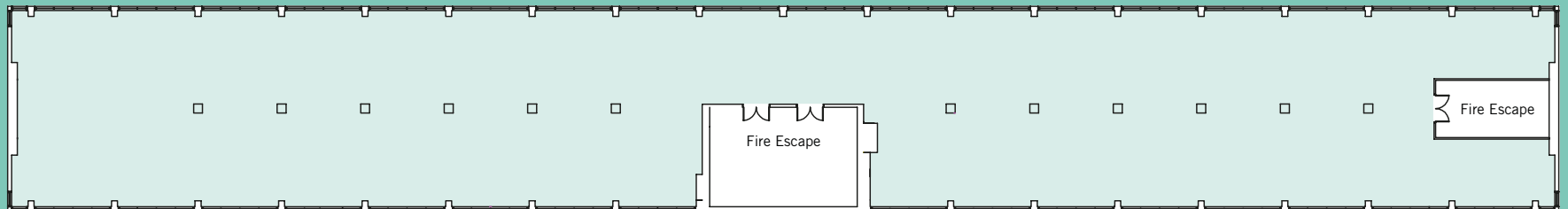


# AVAILABILITY.

The current availability in the building is as follows:

FLOOR	SIZE (SQ FT)
G	4,752
G	4,612
1	5,054
2	10,936
3	10,936
4	5,465
4	5,443
8	5,479
<b>Total</b>	<b>52,677</b>

# FLOOR PLANS.



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# TERMS

For full information on quoting rents, service charge and business rates and to discuss lease terms please contact the letting agents.

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