RegentsPlace RP



TO LET

QUALITY OFFICE/MEDICAL ACCOMMODATION

ENTER

3,432 - 24,097 Sq Ft (318.8 - 2,238.67 Sq M)

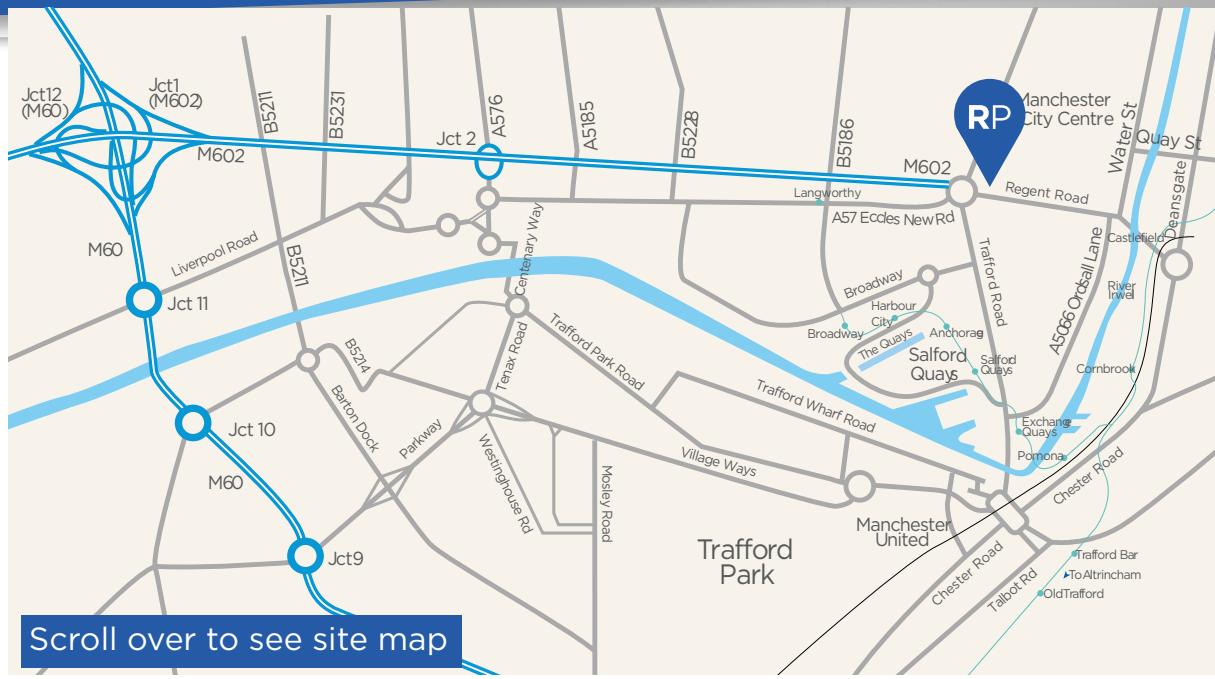
Regents Place, Regents Road, Manchester M5 4BT

Location

Regents Place is strategically located close to junction 3 of the M602 and within 2 miles of Manchester City Centre and is situated at the northern gateway to Salford Quays which is firmly established as a major business quarter within Greater Manchester. Salford Quays is located within half a mile of the building and offers office occupiers a wide range of leisure and retail facilities.

Metrolink stations The Anchorage and Longworthy are a few minutes walk away and buses operate along Eccles New Road / Regent Road.

Extensive rail, leisure, hotels and business services are within walking distance of Salford Quays whilst Manchester City Centre and The Trafford Centre are a short drive away.



Scroll over to see site map
















M60 / Manchester Airport
Old Trafford Football Stadium
Hotel Football
Copthorne Hotel
Hotel Ibis
Watersports Centre
Lowry Outlet Mall
Imperial War Museum
Lowry Theatre
Media City
BBC
Waitrose
ITV
Trafford Centre / M60
BROADWAY
TRAFFORD ROAD
College
Entrance
Regents Court
New Court
REGENT ROAD
Manchester City Centre
Entrance
WEST EGERTON STREET
RegentsPlace RP
WINDSOR STREET
ALBION WAY
LIVERPOOL STREET
Salford
M602
M602 / M60 / M62 / Warrington / Liverpool

Description

Regents Place comprises two modern office buildings located on a prominent site off Regent Road, Salford.

The larger building, Regents Court is part occupied by The Doctors Lab and Mediwall, whilst New Court Medical are existing tenants on the 1st and part ground floor of New Court.

The site is fully secure and has automatic gates controlling access from either Windsor Street or West Egerton Street. Extensive car parking is available on-site with the benefit of a combination of manned security and monitored CCTV.









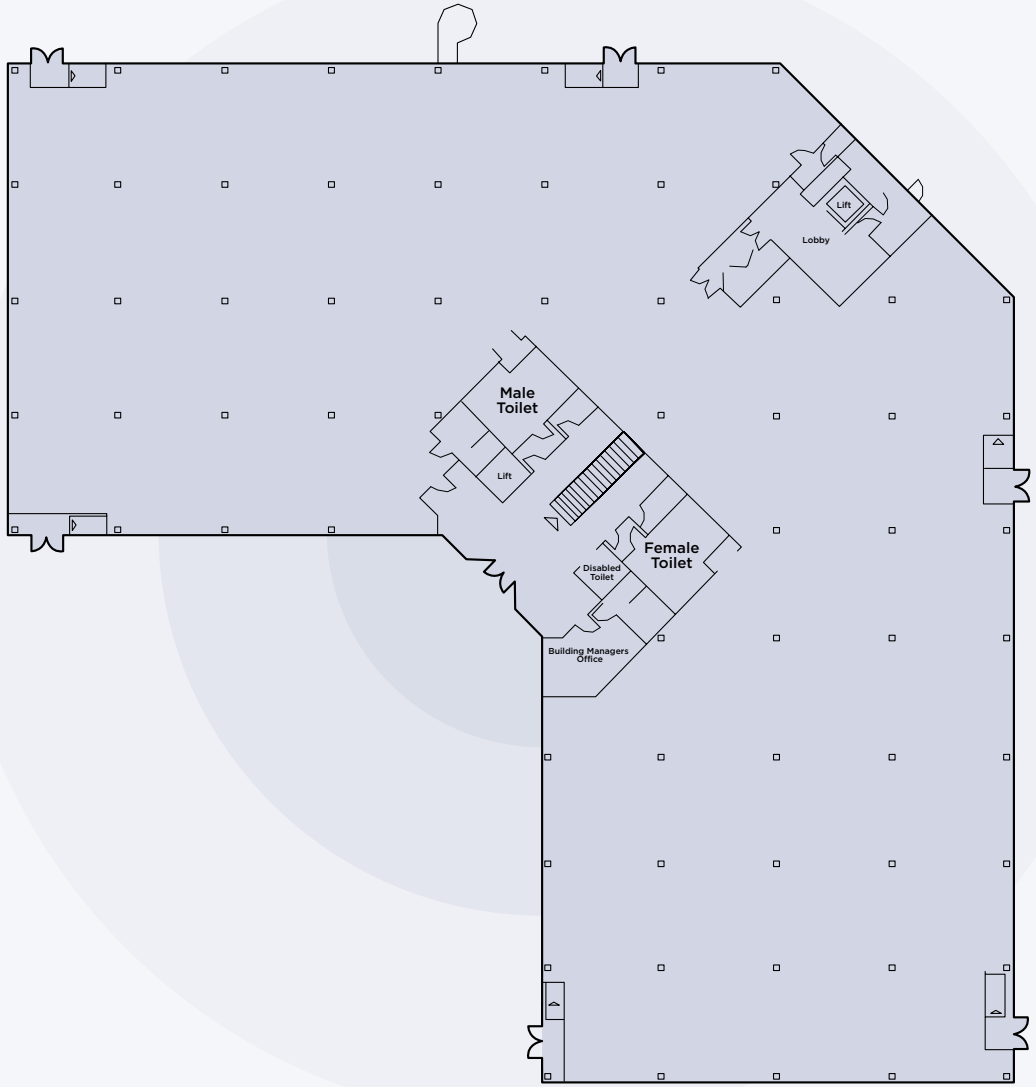


Accommodation

Regents Court

Floor	Suite	Status	Sq.ft	Sq.m
Ground Floor	Entire Floor	LET	20,495	1,904
First Floor	Suite A	AVAILABLE	3,558	331
First Floor	Suite B	LET	6,070	564
First Floor	Suites C/D	AVAILABLE	10,595	984
First Floor	Suite E	AVAILABLE	635	59







Specification

The available floor is in a variety of fully refurbished conditions to be agreed:

- Full access raised floors
- Carpeting
- Suspended ceiling
- LG7 lighting incorporating PIR's
- New air conditioning
- Optional loading access
- DDA compliant
- Secure site
- Car parking at a ratio of 1:250
- Refurbished building Reception/Entrance












Lease

The accommodation is available as a whole on a new lease for a term to be agreed.

Rent

On application.

Viewing

Strictly by appointment with the joint letting agents:

Mark Cooke
mark.cooke@g-s.co.uk

GRAHAM SIBBALD
Chartered Surveyors and Property Consultants

0161 302 5312
www.g-s.co.uk

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relationto the property.



