wtgunson

commercial property consultants

FOR SALE



DETACHED OFFICE BUILDING

(3,219 SQ FT)

597 STRETFORD ROAD
OLD TRAFFORD
MANCHESTER
M16 9BX

- For Sale with vacant possession
- Close proximity to Trafford Bar Metrolink station
- Potential for residential conversion (subject to any necessary consents)
- Car park to the rear for circa 12 cars

0161 833 9797 www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants

LOCATION

The property is located on the south side of Stretford Road in Old Trafford, close to its intersection with Chester Road. Chester Road provides access to Manchester City Centre approx. 1.2 miles to the north-east.

DESCRIPTION

The property comprises a detached three storey office building of brick construction beneath a pitched roof. The floorplates are largely open plan, with stud partitioning, suspended ceilings with incorporated lighting and gas central heating. There is a lift in the rear left-hand corner of the property.

The ground floor comprises a reception area, open plan office, storage room and disabled WC. The first and second floors include a mixture of open plan space and small office suites, in addition to a kitchen and WCs.

There is also a car park for circa 12 cars accessed from the rear.

The property may be suitable for residential conversion, subject to attaining the necessary planning consents.

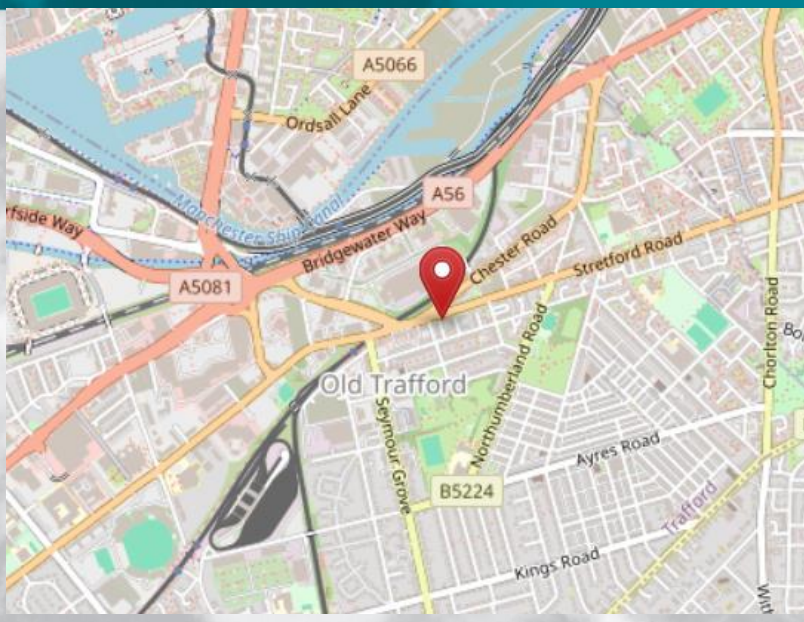
ACCOMMODATION

We have measured the property to net internal area:

Ground floor	105.02m^2	(1,130 ft^2)
First Floor	87.63m^2	(943 ft^2)
Second Floor	106.4m^2	(1,145 ft^2)
NIA TOTAL	**299.05m^2**	**(3,219 ft^2)**
GIA TOTAL	**339.84m^2**	**(3,658 ft^2)**

BUSINESS RATES

The property has a Rateable Value of £29,250 as of April 2026.



ASKING PRICE

Offers in the region of £495,000.

TENURE

The property is held long leasehold for 999 years from 1835 (808 years unexpired).

EPCs

A copy of the EPC is available upon request.

VAT

VAT may be applicable at the prevailing rate.

VIEWING

By appointment with the sole agents:

W T Gunson for the attention of:

Neale Sayle
neale.sayle@wtgunson.co.uk

Josh Hill
josh.hill@wtgunson.co.uk

Tel: 0161 833 9797

Date of Preparation: November 2026

RICS

These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants













These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

RICS

0161 833 9797
www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants



For identification purposes only

These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

0161 833 9797
www.wtgunson.co.uk