HURSTWOOD HOLDINGS

NEXUS, 4 BRINDLEY ROAD
MANCHESTER, M16 9HQ

More Details



CAR PARKING

HURSTWOOD HOLDINGS

SUMMARY

- Recently Refurbished
- Good Quality Office Space
- 24 hour access
- Air Conditioning

DESCRIPTION

Nexus is a modern headquarters style Grade A office building situated at the entrance to City Park Business Village. The park benefits from 24 hour access and extensive on-site parking for staff and visitors.





LOCATION

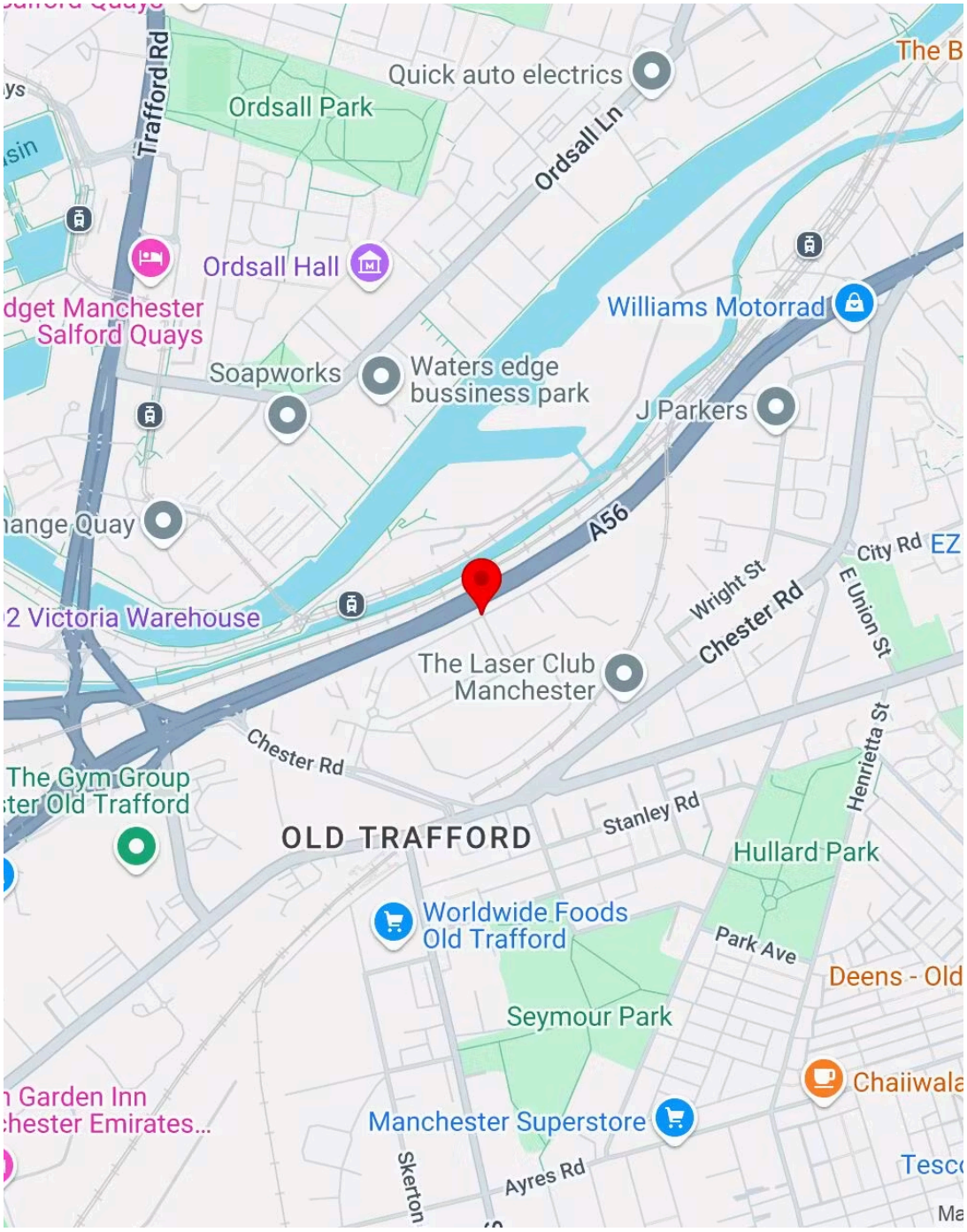
Nexus commands a prominent position at the entrance to the City Park Business Village development.

Located approximately 1.5 miles from Manchester City Centre, close to the junction with Trafford Road and Wharfside Way.

The property is well connected to the national motorway network with the M60 and M062 motorways within a 10 minute drive.

The property offers fantastic transportation links; Manchester City Centre is only minutes by Metrolink from the nearby Trafford Bar station. Manchester Airport is located approximately 15 minute drive away with numerous bus services that operate along Chester Road and Talbot Road.

There is a good range of local retail facilities within easy walking distance, and nearby Salford Quays offers a wide choice of hotels, restaurants and retail facilities.



Nexus

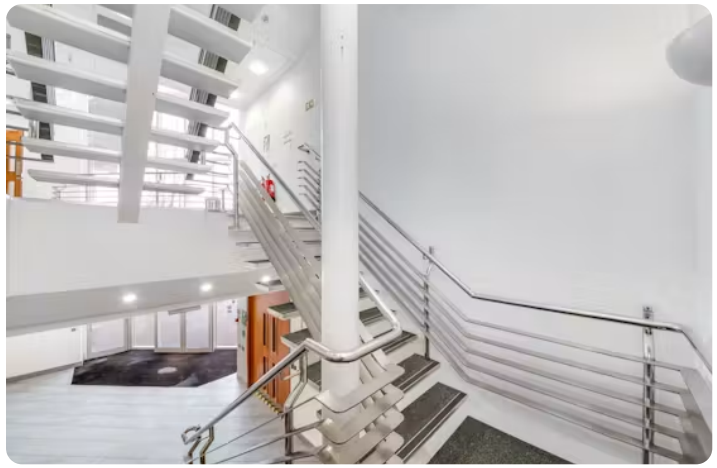








Nexus







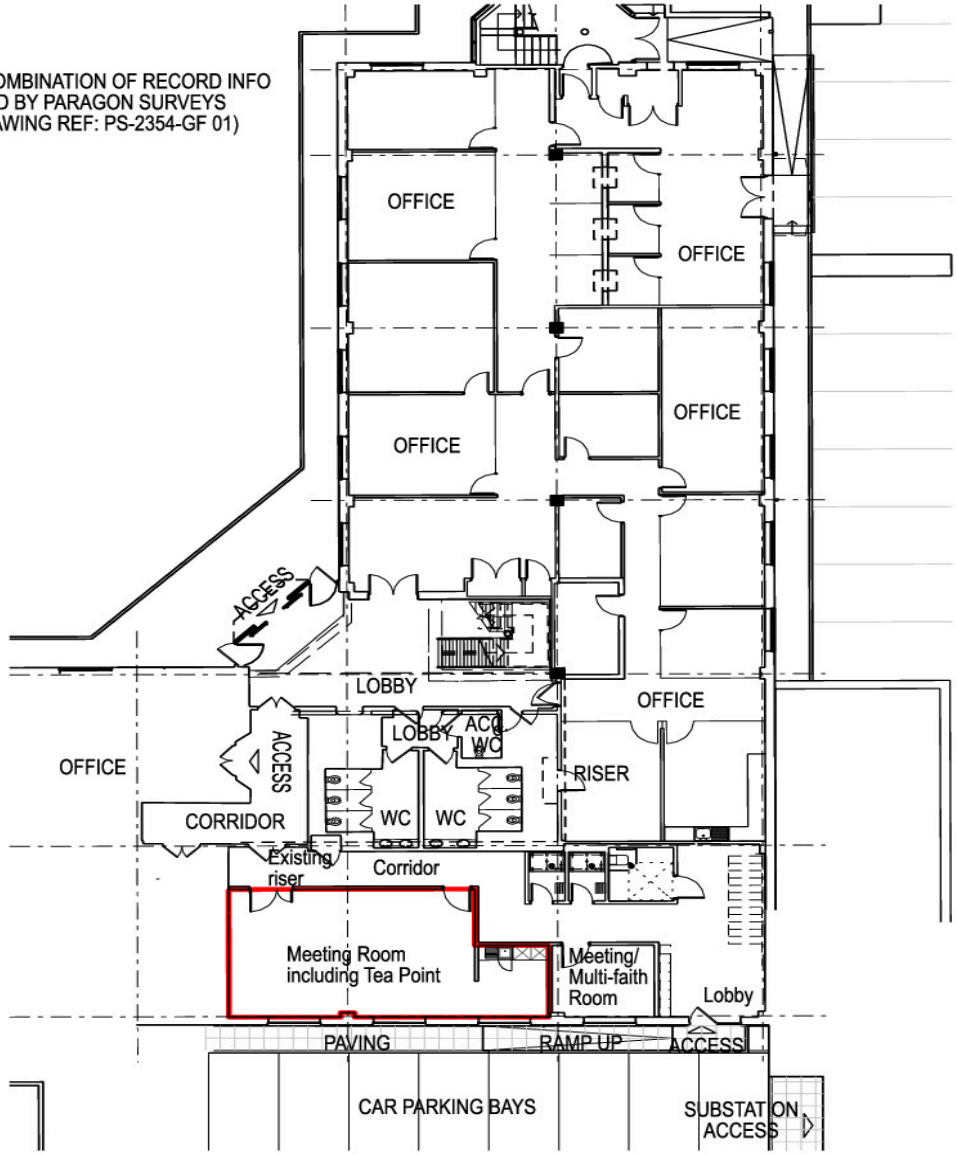




GROUND FLOOR NEXUS FLOOR PLANS.PDF

NOTES

DRAWING BASED ON COMBINATION OF RECORD INFO AND SURVEY PREPARED BY PARAGON SURVEYS ISSUED JUNE 2023 (DRAWING REF: PS-2354-GF 01)



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SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

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SCALE 1:250

0m 2.5 5 7.5 10 12.5 15

REV.	DATE	NOTES	INIT.
A	01.03.24	MINOR LAYOUT UPDATE	JH

CLIENT / PROJECT

HURSTWOOD

NEXUS

4 BRINDLEY ROAD

DRAWING TITLE

PROPOSED GROUND FLOOR

STATUS

AGREEMENT

DATE	DRAWN	SCALE @ A4
DEC '23	JH	1:250

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
11537		LE	P01	A

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix; Colour	C

THE RATCLIFFE GROVES PARTNERSHIP

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www.rgp.uk.com

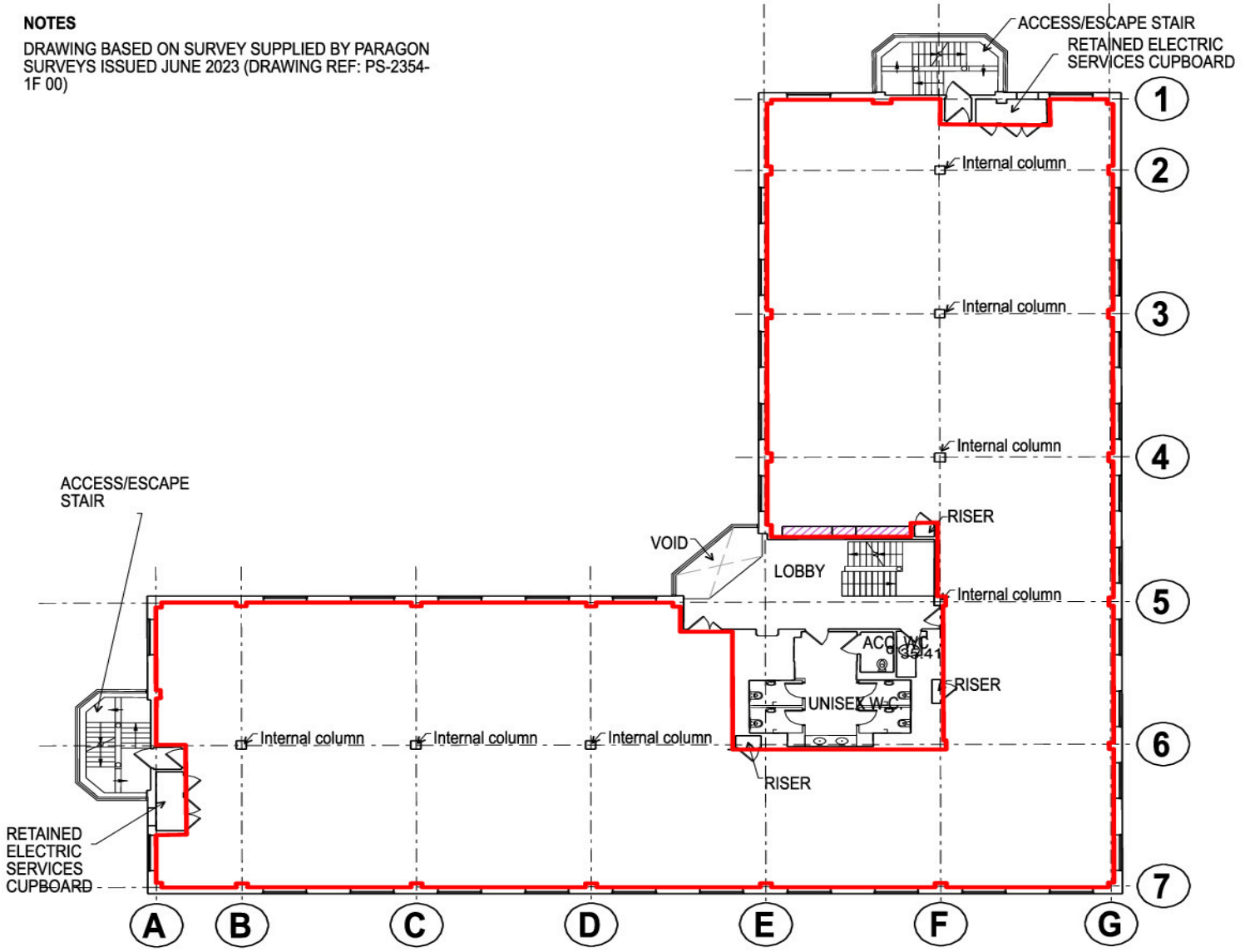
LONDON
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RGP architects

FIRST FLOOR NEXUS FLOOR PLANS.PDF

NOTES

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SCALE 1:250

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REV.	DATE	NOTES	INIT.

CLIENT / PROJECT

HURSTWOOD

NEXUS

4 BRINDLEY ROAD

DRAWING TITLE

PROPOSED FIRST FLOOR PLAN

STATUS

AGREEMENT

DATE	DRAWN	SCALE @ A4
DEC '23	JH	1:250

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER

DRAWING NO.

11537 LE P02 -

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix; Colour	C

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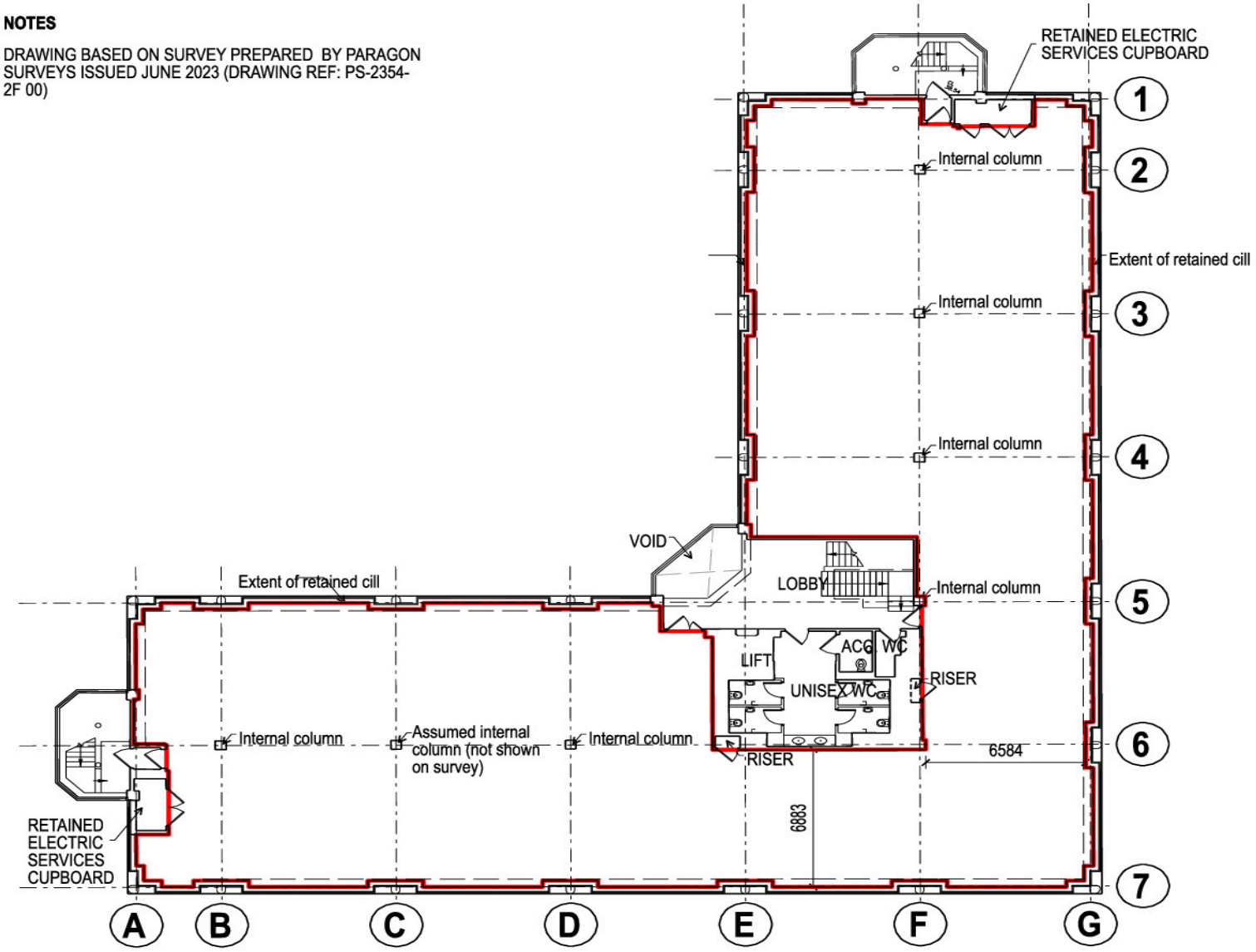
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RGP architects

SECOND FLOOR NEXUS FLOOR PLANS.PDF

NOTES

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SCALE 1:250

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REV.	DATE	NOTES	INIT.
A	01.03.24	RED LINE UPDATED	JH

CLIENT / PROJECT

HURSTWOOD

NEXUS

4 BRINDLEY ROAD

DRAWING TITLE

PROPOSED SECOND FLOOR PLAN

STATUS

AGREEMENT

DATE	DRAWN	SCALE @ A4
DEC '23	JH	1:250

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
11537		LE	P03	A

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix; Colour	C

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AVAILABILITY

FLOOR/UNIT	DESCRIPTION	SQ FT	RENT	SERVICE CHARGE
Ground	Suite 2	786	£1,081 /month	£393 /month

TERMS

Each suite is let by way of a new full repairing and insuring lease for a term to be agreed. Details of the commencing rental are available on application from the agent.

OLD TRAFFORD

The property is located adjacent to the Trafford Bar Metrolink station which allows access to the City Centre within minutes.

LEASE TERMS

New Lease

SERVICE CHARGE

£5 per sq ft

EPC

E (109)

TO ARRANGE A VIEWING, PLEASE CONTACT



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HURSTWOOD
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CAR PARKING

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