

RIDLEYTHAW



TO LET

Office Premises
850 – 1,549 sq.ft

- 1st and 2nd Floor Office Accommodation
- Situated at the heart of Trafford Park
- Onsite parking to the rear

Cooper House
Third Avenue
Trafford Park
Manchester
M17 1JE

0161 669 4000 | rtllp.co.uk

RIDLEYTHAW

Location

Cooper House is located at the heart of Trafford Park on Third Avenue, just off Ashburton Road East. The property is 4 miles from Manchester City Centre, and 3 miles from the M60, which provides access to the North West and national Motorway networks.

Description

Cooper House is a mixed-use scheme comprising of retail accommodation to the ground floor and office accommodation to the upper floors.

The parade benefits from a good balance of occupiers, including a newsagent, recruitment consultant and a variety of A5 users (hot food). There is significant and concentrated footfall on the parade, given its position as being the only local centre serving the employment base of Trafford Park.

Accommodation

380: 1 st and 2 nd Floor office	1,549 sq.ft
386: 2 nd Floor	850 sq.ft

Business Rates

The tenant will be responsible for the payment of business rates.

Terms

The property is available on a new lease for a term of years to be agreed.

Rent

Price upon application.

VAT

All figures are exclusive of, but may be subject to VAT.

Viewing/ further information Please contact:

Daniel Holland-Bunch at Ridley Thaw LLP
dhb@rtllp.co.uk.

0161 669 4000 | rtllp.co.uk



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991: Ridley Thaw for themselves and for the vendor or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of any intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract, (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and 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 by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Ridley Thaw has any authority to make or give any representation or warranty whatsoever in relation to this property.