

READY FOR IMMEDIATE OCCUPATION\*

## TO LET/MAY SELL

HIGH QUALITY  
OFFICE BUILDING

**WHOLE BUILDING  
OF 12,647 SQ FT**  
(1,175 SQ M)

**P 38 SPACES**

IDEAL OWNER  
OCCUPIER OPPORTUNITY



High quality office accommodation in the heart of Northenden

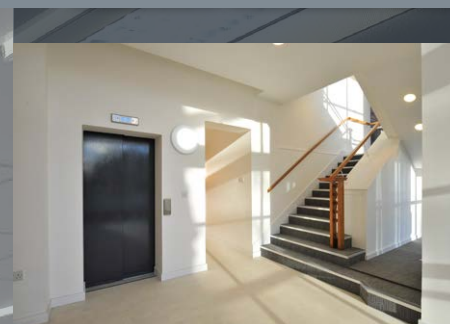
# FOUR6FOUR

PALATINE ROAD | NORTHENDEN | MANCHESTER | M22 4DJ

ENTER >



# Stunning Office Accommodation



## Description

FOUR6FOUR is situated in the heart of Northenden with prominent frontage onto Palatine Road. The property is immediately adjacent to the Britannia Airport Hotel which fronts the A5103 as it becomes the M56.

Northenden is well connected and is located on the main motorway network for the Greater Manchester area with direct access to both the M56 and M60.

Northenden has a thriving centre with a comprehensive retail and leisure offering.

## Bespoke Fit-Out Opportunities

\*Bespoke 'Fit Out' options available to suit tenant requirements.

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## Specification

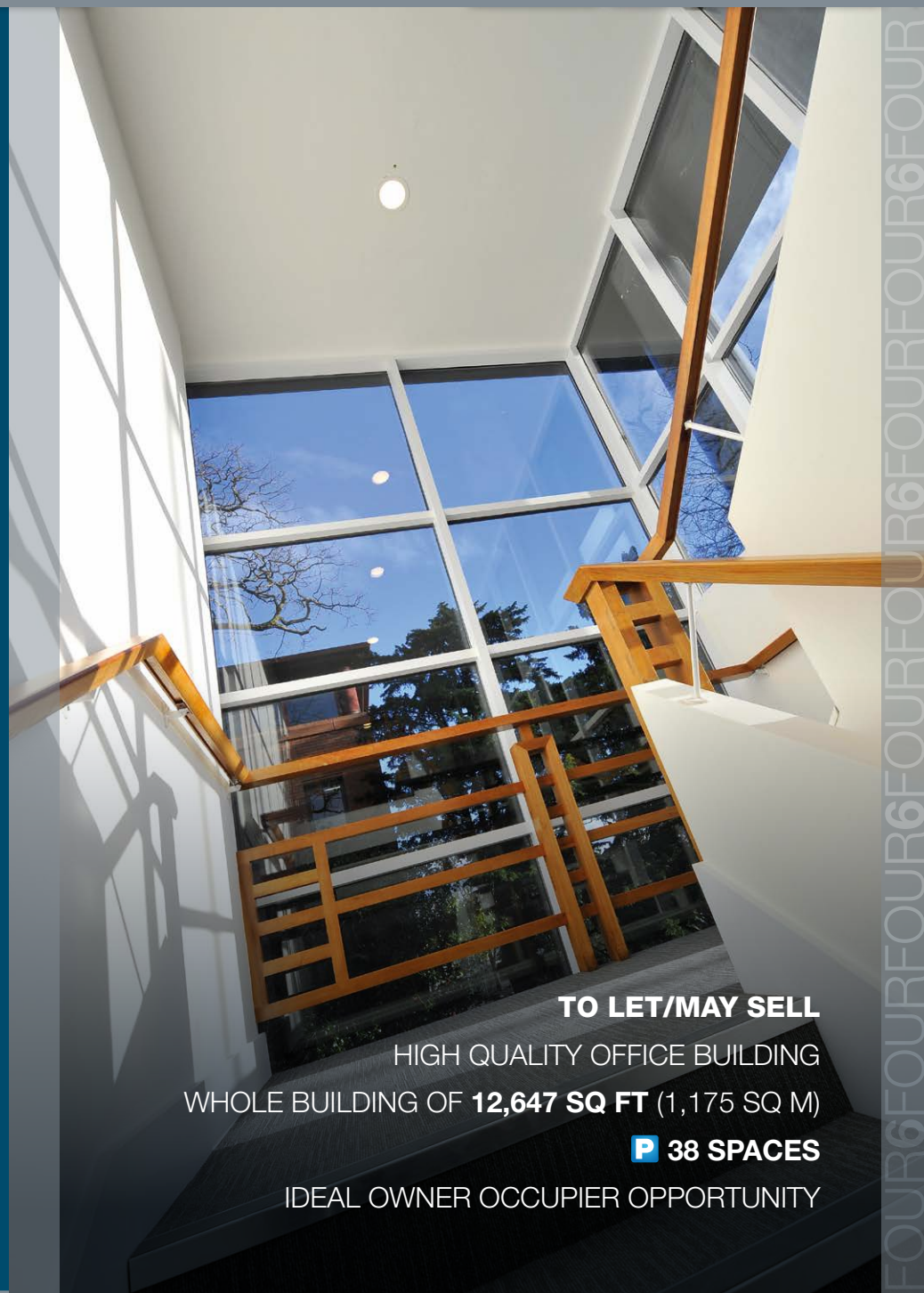
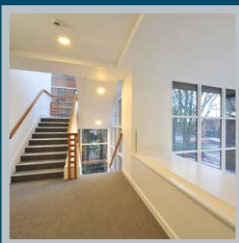
FOUR6FOUR comprises a detached office building set on ground plus two upper floors. The property is of concrete framed construction with brick elevations. The property's common areas benefit from:

- A reception area at ground level
- Passenger lift
- Ladies and gents WC's (on each floor)
- Shower facilities
- Three large secure garages / stores to rear of the building

Internally, the offices benefit from:

- Suspended ceilings
- Floor trunking

The building benefits from a car parking ratio of one space per 332 sq ft and in addition has three secure garages to the rear of the property.



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## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following net internal areas:

Reception	215 sq ft	20 sq m
Ground Floor	4,083 sq ft	379.3 sq m
1st Floor	4,160 sq ft	386.5 sq m
2nd Floor	4,189 sq ft	389.2 sq m
<b>Total</b>	<b>12,647 sq ft</b>	<b>1,175 sq m</b>

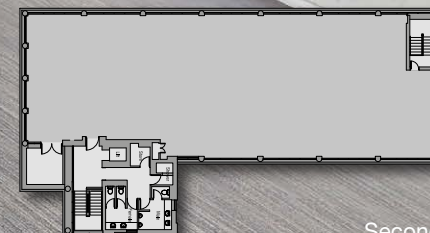
## Floor plans



Ground

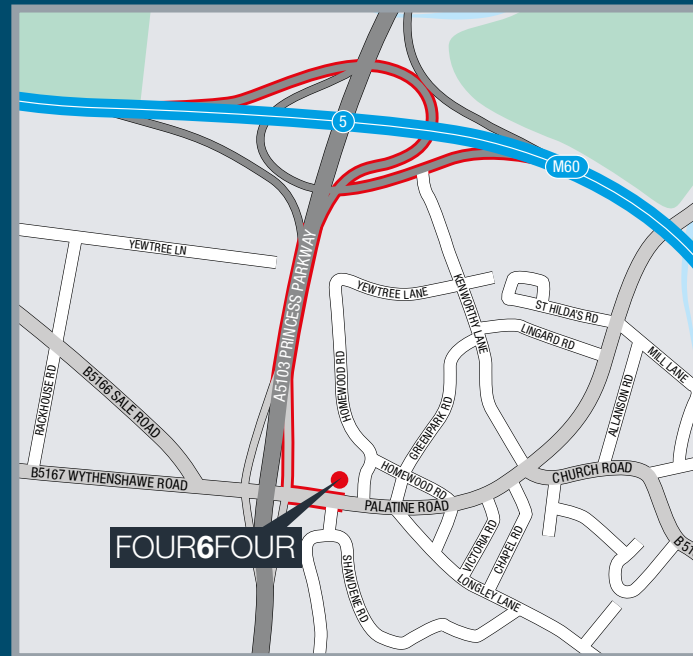


First



Second





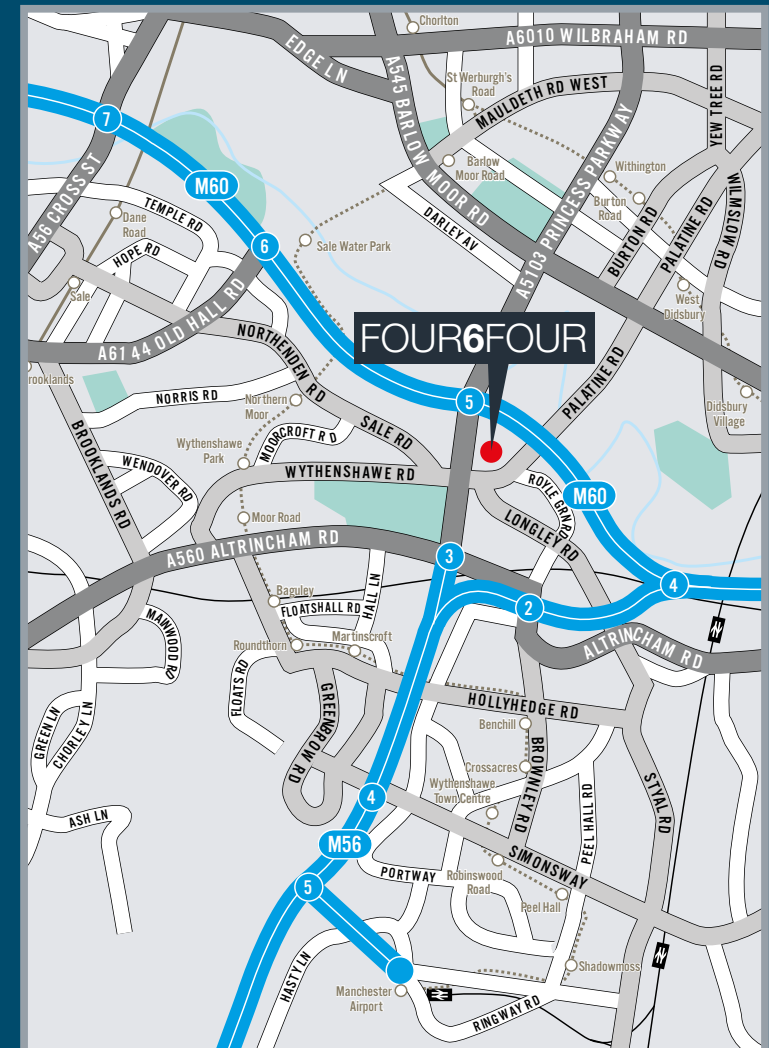
## Location

Northenden is a prosperous Greater Manchester satellite town with a resident population of 15,000 and lies less than 7 miles south of Manchester city centre. The building is situated within close proximity of Manchester Airport being only 2 miles away. FOUR6FOUR is located within 100 yards of the A5103 providing quick links to junction 3a of the M56 and junction 5 of the M60.



# FOUR6FOUR

PALATINE ROAD | NORTHENDEN | MANCHESTER | M22 4DJ





**Energy Performance Certificate** HM Government  
Non-Domestic Building

464 Palatine Road  
MANCHESTER  
M22 4DJ

Certificate Reference Number:  
0092-2599-6330-2700-2703

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

#### Energy Performance Asset Rating



#### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1355  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 50.05

#### Benchmarks

Buildings similar to this one could have ratings as follows:

**28** If newly built

**74** If typical of the existing stock

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 129 1294.



# FOUR6FOUR

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## Terms

The accommodation / building is available for a term of years to be agreed.

## VAT

The property has been registered for VAT.

## Further Information

For further information and to view the property please contact the joint agents Canning O'Neill or Regional Property Solutions.

[james@canningoneill.com](mailto:james@canningoneill.com)



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