

# NORTHBANK HOUSE

TO LET

3,716 — 7,415 sq ft

1 Siemens Road  
Irlam  
Manchester  
M44 5AH



# A Modern Office in a Prime Strategic Location



Offering high quality accommodation designed for today’s evolving business needs, the property combines efficiency, comfort, and modern specification throughout.

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The building provides raised access floors, generous floor to ceiling heights, air conditioning, and a choice of open plan suites or fully fitted space incorporating meeting rooms, kitchen facilities, and a dedicated comms room. This versatility ensures Northbank House can accommodate a diverse range of occupiers and operational styles.

A recent comprehensive refurbishment has transformed the common areas, creating a welcoming, modernised reception, upgraded breakout spaces, and enhanced food & beverage options. These improvements elevate the arrival experience and ensure the internal environment aligns with contemporary workplace expectations.

Complemented by substantial on site parking, a state of the art gym, and secure cycle storage, Northbank House delivers a professional, well connected workspace within a thriving commercial setting.

NORTH BANK HOUSE

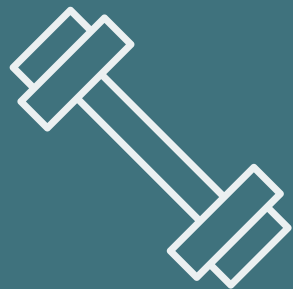


# Building Specification

The office accommodation benefits from the following features:



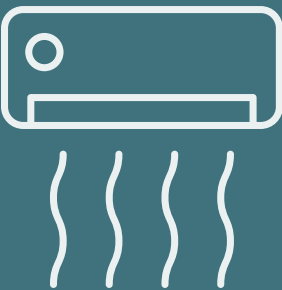
EPC Rating B



State of the art on site gym for occupiers



Recently refurbished reception area featuring business lounge and coffee bar



New air conditioning system



Full raised access floors



Male, Female and DDA compliant WCs & showers



Passenger Lift



Low energy LED lighting



# Location

Northbank House occupies a prominent position just south of Irlam town centre within the established and successful Northbank Industrial Estate.

The location offers exceptional connectivity, with effortless access to the M60, M6, and M62 motorways — placing Greater Manchester, Liverpool, and the wider North West region within easy reach.

Manchester Airport is approximately 13.5 miles away, with typical drive times of around 20 minutes, offering direct access to national and international destinations.

| DESTINATION                         | APPROX. DISTANCE | APPROX. DRIVE TIME |
|-------------------------------------|------------------|--------------------|
| Nearest M62 Junction (J11)          | 2 miles          | 5 minutes          |
| Nearest M6 Junction (J21A)          | 7 miles          | 10–12 minutes      |
| Nearest M60 Junction (J13/14)       | 6 miles          | 10 minutes         |
| Manchester City Centre              | 11 miles         | 25–30 minutes      |
| Manchester Airport (MAN)            | 13.5 miles       | 20–25 minutes      |
| Liverpool John Lennon Airport (LPL) | 26 miles         | 35–40 minutes      |
| Liverpool City Centre               | 30 miles         | 40–45 minutes      |



# Prime Office Location with Strong Regional Connectivity

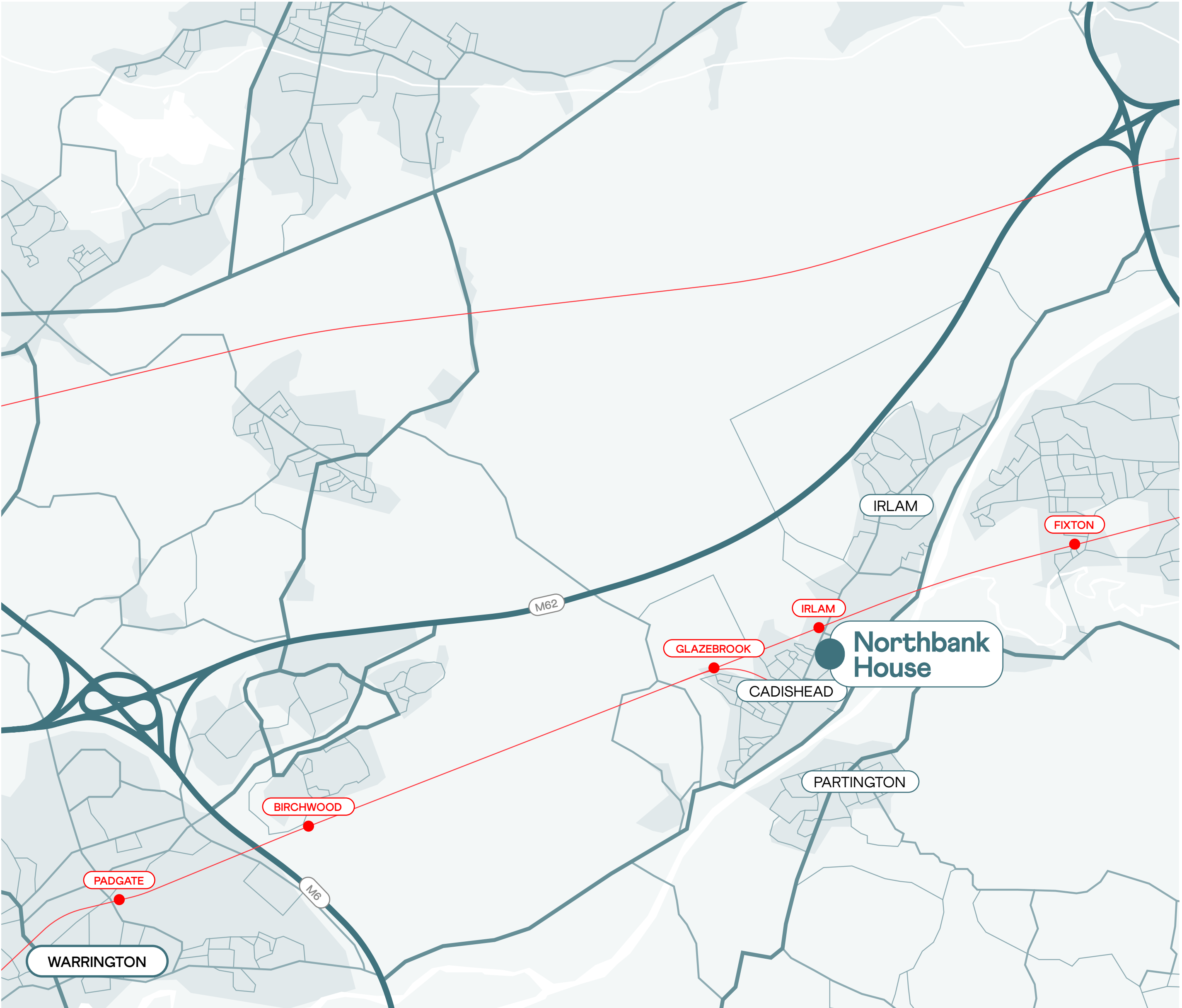
Irlam and Cadishead have strong commercial activity with over 1,800 businesses registered and operating out of the M44 postcode, it is one of the unsung commercial powerhouses of Greater Manchester.

The surrounding area benefits from strong commercial activity and a range of local amenities, including everyday retail, food, and leisure services, all contributing to a practical and vibrant working environment.

Irlam Rail Station is located only 0.4 miles from the building, providing fast and frequent rail services to Manchester and Liverpool, ensuring reliable commuter and business travel links.

This combination of motorway, rail, air connectivity, and local convenience

NORTH BANK HOUSE



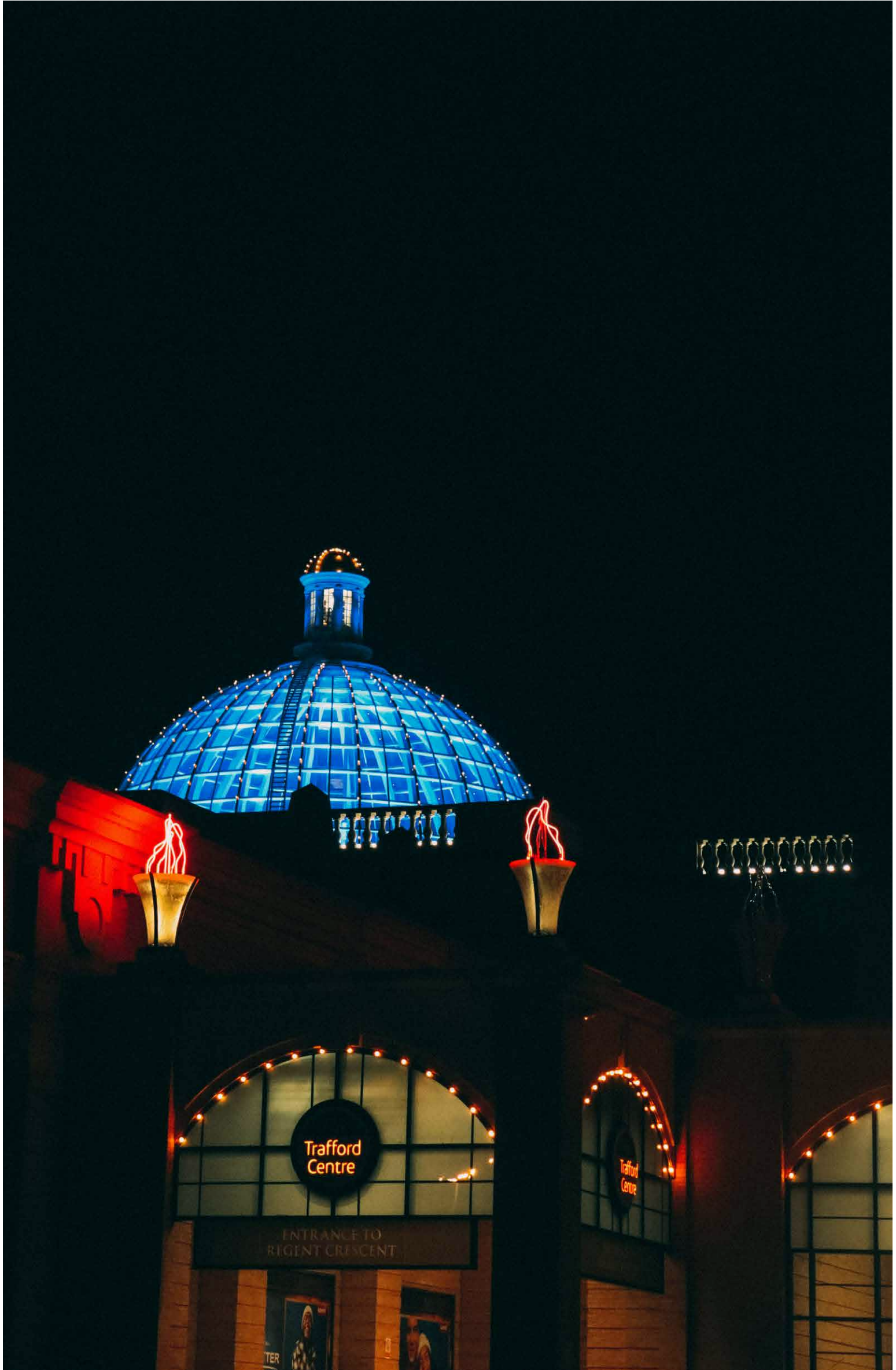
# Plenty of Local Amenities

A wide range of everyday amenities, including supermarkets, cafés, shops, and essential services — are located within a short drive of Northbank House. Irlam Leisure Centre and various local retail options further enhance the convenience of the area.

For additional shopping, dining, and leisure, The Trafford Centre is located just 10 minutes away, providing one of the North West’s premier retail and entertainment destinations.

| AMENITY              | APPROX. DRIVE TIME |
|----------------------|--------------------|
| The Station Irlam    | 2-5 minutes        |
| Cafe Vibe            | 2-5 minutes        |
| Lidl                 | 3-5 minutes        |
| Tesco Extra          | 3-5 minutes        |
| FITNS club           | 3-5 minutes        |
| The Black Swan       | 5 minutes          |
| Greggs               | 7 minutes          |
| B&B Hotel Warrington | 10 minutes         |
| The Trafford Centre  | 13 minutes         |
| ALDI                 | 20 minutes         |

ABOVE | The Station Irlam  
BELOW | The Black Swan  
RIGHT | The Trafford Centre





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NORTHBANK HOUSE

# Ground Floor

AVAILABILITY:

## Suite 1

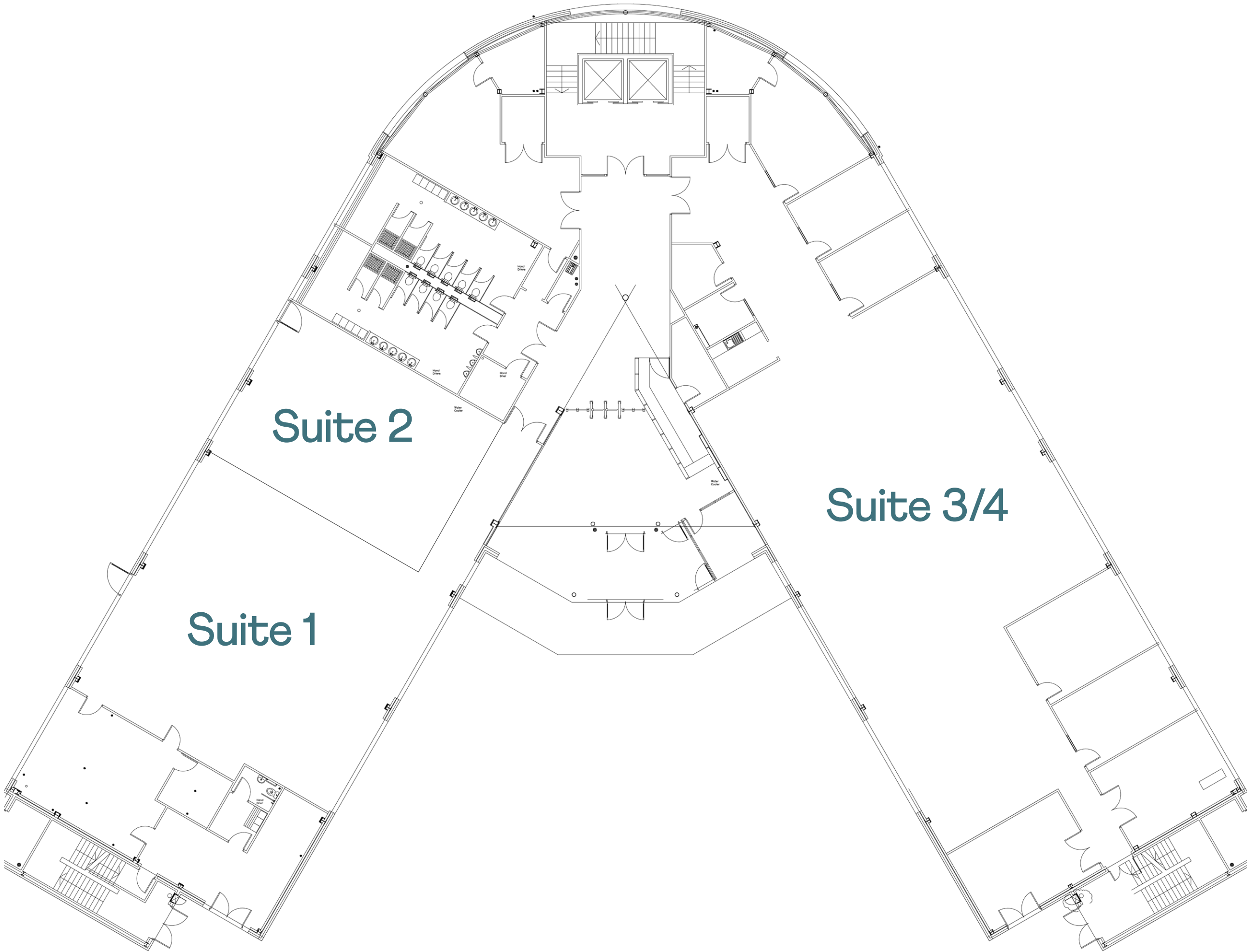
VACANT — 3,716 SQ FT

## Suite 2

LANDLORDS OFFICE — 1,385 SQ FT

## Suite 3/4

VACANT — 6,683 SQ FT

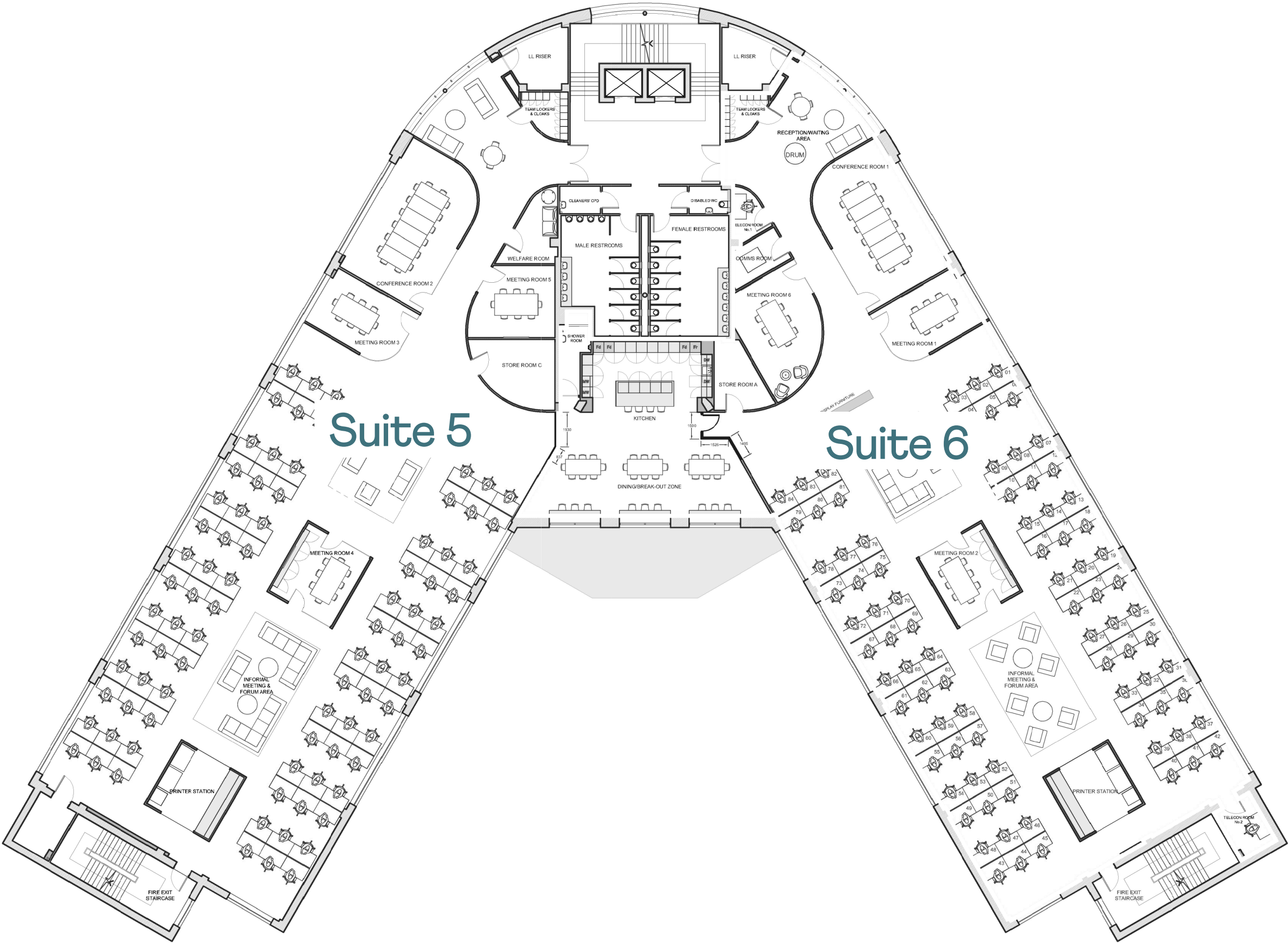


# First Floor

AVAILABILITY:

Suite 5  
UNDER OFFER — 7,415 SQ. FT

Suite 6  
OCCUPIED — 8,292 SQ. FT



# Second Floor

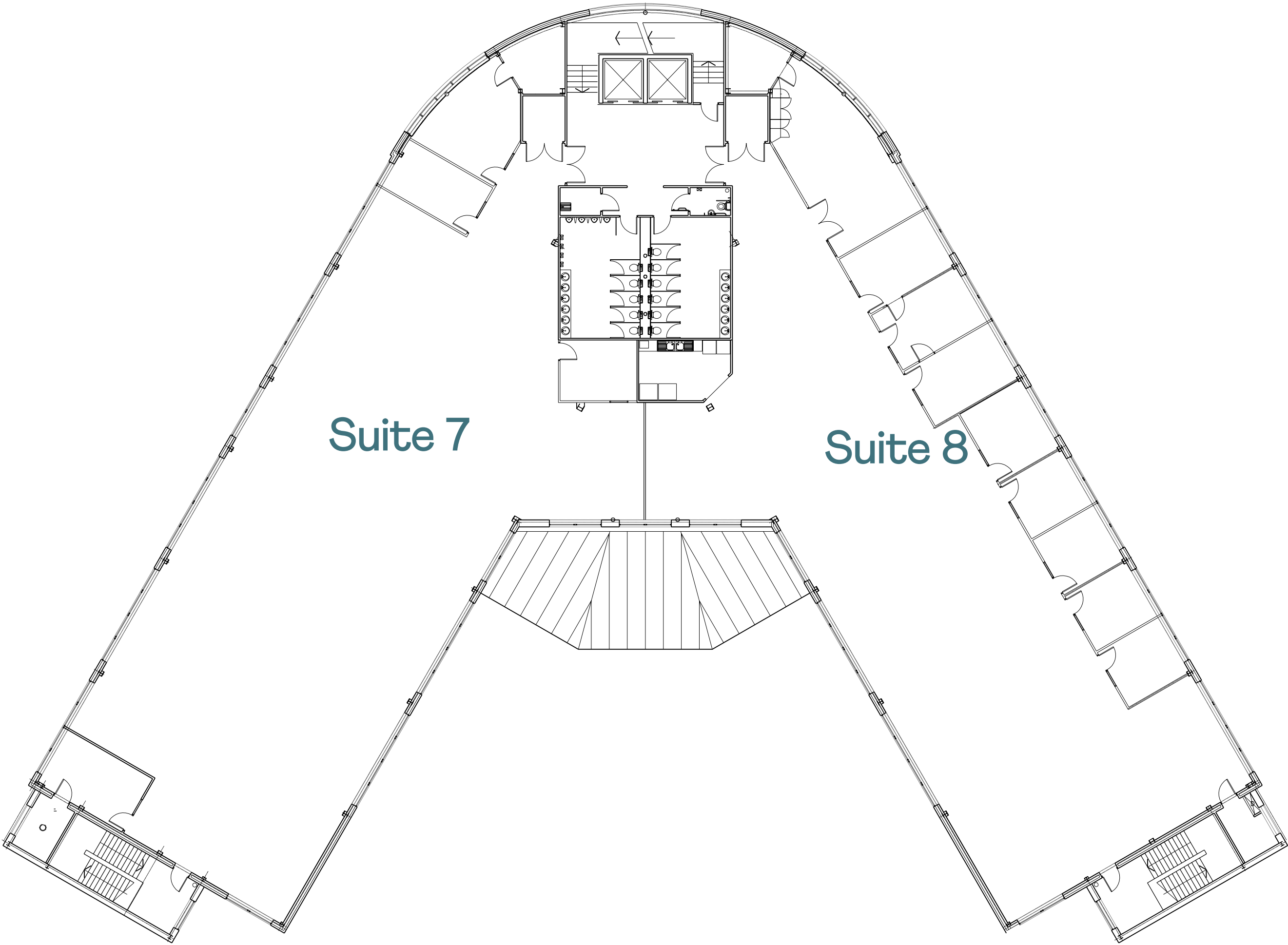
AVAILABILITY:

## Suite 7

VACANT — 7,800 SQ FT

## Suite 8

VACANT — 7,800 SQ FT



# Tenure

Office accommodation at Northbank House is available to lease on terms to be agreed.

# Rateable Value

Interested parties are advised to make their own enquiries direct with the local authority.

# EPC

An energy performance certificate (EPC) is available upon request.

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