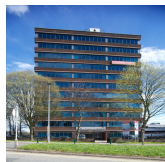
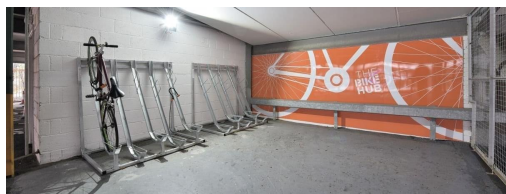


# Serviced Office Space UK

## 1 City Approach

### Eccles M30 OBG



1 City Approach is located in the centre of Eccles, with MediaCityUK & Trafford Park and its extensive amenities, including the Trafford Centre, only 2 miles away. Eccles railway station is just 200m away, providing regular services between Manchester Victoria and Liverpool Lime Street. The nearest Metrolink station is only 400m away, offering an alternative fast route into the city centre. Extensive bus services are also available, making 1 City Approach easily accessible to your workforce. Manchester Airport can be reached in less than 20 minutes where flights leave to over 200 destinations worldwide.

This impressive building is accessible 24-hours a day and provides modern office accommodation with a variety of suites available. There are a range of suites available from 800- 1,300 sq ft and further suites of 2,500 to 4,500 sq ft. The property benefits from two passenger lifts providing access to all the upper floors. Other facilities also include low glare recessed lighting and private car parking located around the building which is accessed via security barriers. Additional car parking spaces are available on close-by local authority 'Secure by design' car parks on a pay and display basis.

### transport links

<b>Underground</b>	N/A
<b>Train Station</b>	St. Peters Square Metrolink
<b>Road Link</b>	N/A
<b>Airport</b>	City Airport Ltd

### Leased Spaces

- **Price** : Â£1 pcm
- **Min Price** : Â£1 pcm
- **Min Size** : 5 sq ft
- **Max Size** : 100 sq ft
- **Total Size** : 41148 sq ft
- **Min Term** : 12 mnths