

New offices from approximately 2,000 sq ft AVAILABLE NOW

# Cobra Court

BARTON DOCK ROAD | TRAFFORD PARK | MANCHESTER



- ...OUTSTANDING AMENITIES
- ...OUTSTANDING OPPORTUNITY
- ...OUTSTANDING LOCATION



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# Cobra Court

The overwhelming success of Phase 1 Cobra Court has triggered the final speculative phase of development with a further sixteen units totalling 80,000 sq ft being constructed.



## WHY RELOCATE TO COBRA COURT?

- Close proximity to Junction 9 of the M60 and surrounding motorway network
- Only minutes from the Trafford Centre which contains over 230 shops and amenities, The Chill Factor and Play Golf Centre
- Cobra Court is only minutes from the Trafford Centre Bus Interchange, one of the busiest bus transport interchanges in the north west
- Trafford Park, home to over 1,400 companies, including Adidas, Taylor Wimpey, Stuart Milne and Kelloggs. The area employs over 44,000 people, and is home to the Imperial War Museum, The Trafford Centre and numerous leisure amenities

**THE SCHEME PROVIDES A UNIQUE OPPORTUNITY TO ACQUIRE GRADE A OFFICE ACCOMMODATION ON EITHER A FREEHOLD OR LEASEHOLD BASIS**

## SPECIFICATION

- Self contained buildings
- Full access raised floors
- Dedicated on-site parking
- Landscaped environment
- Suspended ceilings with recessed category II lighting
- Fully carpeted
- Double glazing
- Gas Central Heating

## CURRENT AVAILABILITY

UNIT	SQ FT	SQ M	PARKING
19	6,060	562.9	23 spaces
20a	4,060	377.1	16 spaces
20b	4,060	377.1	15 spaces
24	7,027	652.8	27 spaces
25	6,068	563.7	23 spaces
7	8,254	766.8	31 spaces
15a	4,067	377.8	16 spaces
15b	4,067	377.8	15 spaces
16	5,155	478.9	20 spaces
17a	4,068	377.9	16 spaces
17b	4,068	377.9	15 spaces
23	6,073	564.1	23 spaces

### KEY:

 FOR SALE

 TO LET

All floor areas are approximate and measured in accordance with the RICS code of measuring practice 6th edition.





J10

M60

J9

← J9 M60

**KEY:**

- ROUTE FROM M60
- BUS ROUTE

# Cobra Court

American Gold  
 David Lloyd  
 JJB  
 Premier Inn  
 TEXACO

Trafford Centre

TRANSPORT INTERCHANGE

ASDA

Trafford Centre

BARTON SQUARE

B&Q

COSTCO

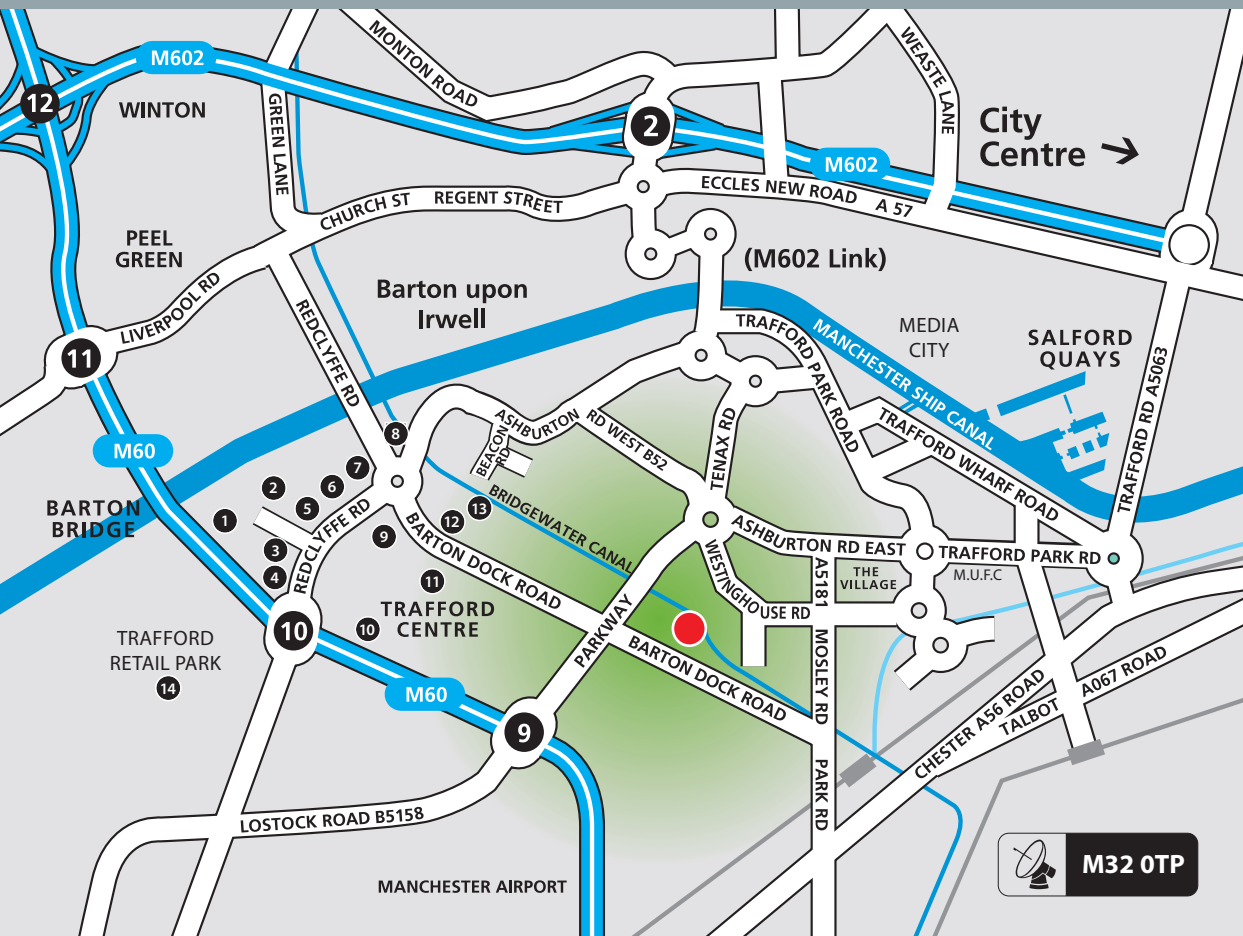
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TDG



# Cobra Court

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## LOCATION

Cobra Court occupies a prominent position on Barton Dock Road (B5211) close to its junction with Parkway (A5081), which is a short distance to Junction 9 of the M60 Motorway and the Trafford Centre. The development is also conveniently situated close to Junction 2 of the M602.

Manchester City Centre and Salford Quays are located approximately 3 miles and 1 mile to the east respectively, with Manchester International Airport being located approximately 8 miles to the south. Additionally, Trafford Park railway station is within 5 minutes walk and the proposed Metrolink extension will provide direct links to the Trafford Centre, Manchester City Centre, Salford Quays, Bury and Altrincham.

## BUS LINKS

Cobra Court is served by numerous bus routes, particularly the Stagecoach 250 service which passes by every 10 minutes, running between the Trafford Centre and Manchester Piccadilly Gardens.

DESTINATION	MON-FRI	SATURDAY
ECCLES 293	9 BUSES P/DAY	-
PICCADILLY 250	31 BUSES P/DAY	25 BUSES
STOCKPORT 23/23A	47 BUSES P/DAY	30 BUSES
ROCHDALE 58	6 BUSES P/DAY	6 BUSES
ALTRINCHAM	19 BUSES P/DAY	12 BUSES

Source: GMPTE

## NEARBY AMENITIES

Cobra Court is strategically situated to take advantage of the many amenities in the immediate vicinity – amenities such as:

1. CHILL FACTOR	8. B&Q
2. DAVID LLOYD	9. TRANSPORT INTERCHANGE
3. JJB SOCCERDOME	10. TRAVEL INN
4. AMERICAN GOLF	11. TRAFFORD CENTRE
5. PREMIER HOTEL	12. ASDA
6. PETROL STATION	13. COSTCO
7. BREWERS FAYRE	14. RETAIL PARK

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## VIEWING

Strictly by appointment with the joint agents.



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