



TO LET

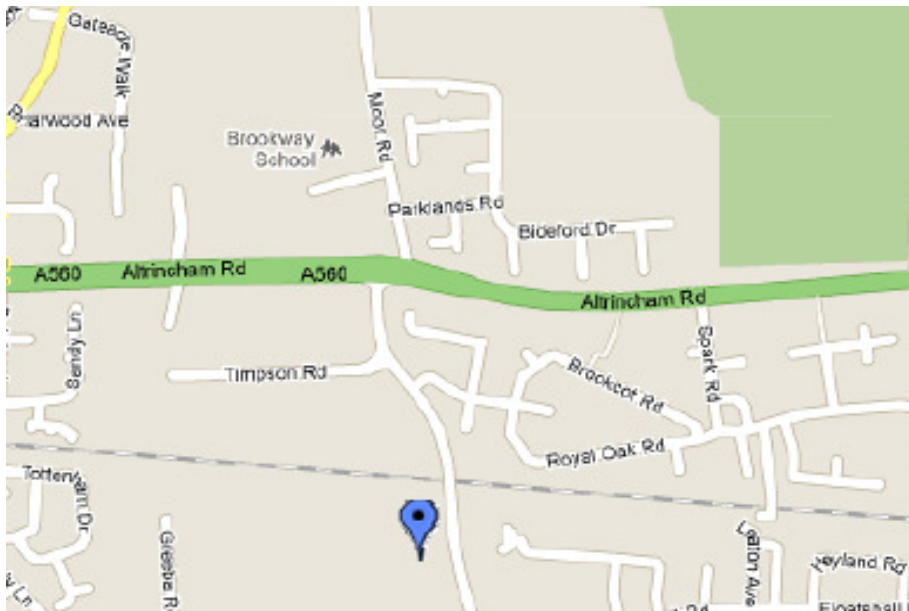
**INDUSTRIAL UNIT WITH OFFICES
SOUTHMOOR INDUSTRIAL ESTATE
7000SQFT (650 SQM) INDUSTRIAL
3500 SQFT (325 SQM) OFFICES**



**SOUTHMOOR INDUSTRIAL ESTATE
SOUTHMOOR ROAD
WYTHENSHAW
MANCHESTER
M23 9XS**

LOCATION

Southmoor Industrial Estate is located within one mile of junction 3 of the M56 and junction 5 of the M60 motorways. It is located approximately 3 miles from Manchester Airport and is on a regular public transport route.



DESCRIPTION

Southmoor Industrial Estate is a complex of industrial and office units. The available unit is part of a substantial warehouse, which has been subdivided, providing individual workspace for tenants. The unit has an eaves height of some 10 metres and is serviced by overhead crane. The unit is of portal construction with Georgian wire glazed continuous roof lights to either side of the ridge. Loading doors are situated to the side elevations, with access to the yard.

Southmoor is able to provide excellent access for loading and ample car parking.



ACCOMMODATION

The available unit consists of:

Warehouse	7000Sqft (650 Sqm)
Offices	3500Sqft (325 Sqm).

RATING

We suggest that you contact the local Business Rates team to clarify the business rates liability on this unit.

LEASE

The unit is available on flexible lease terms, rental upon application.
A service charge will be applicable.

VAT

All prices quoted are exclusive of but may be subject to VAT

VIEWINGS

By Arrangement with the agents:

Beesleys Chartered Surveyors

**Rossetti Place
6 Lower Byrom St
Manchester
M3 4AP
0161 839 2444**

Or

**Atlas One
0161 477 6002**

