



TO LET

WAREHOUSE / WORKSHOP AND OFFICES

SOUTHMOOR INDUSTRIAL ESTATE

OFFICES FROM 2800 – 11,500 SQFT (1068 SQM)

WAREHOUSE / WORKSHOP 4000 SQFT (372 SQM)



SOUTHMOOR INDUSTRIAL ESTATE

SOUTHMOOR ROAD

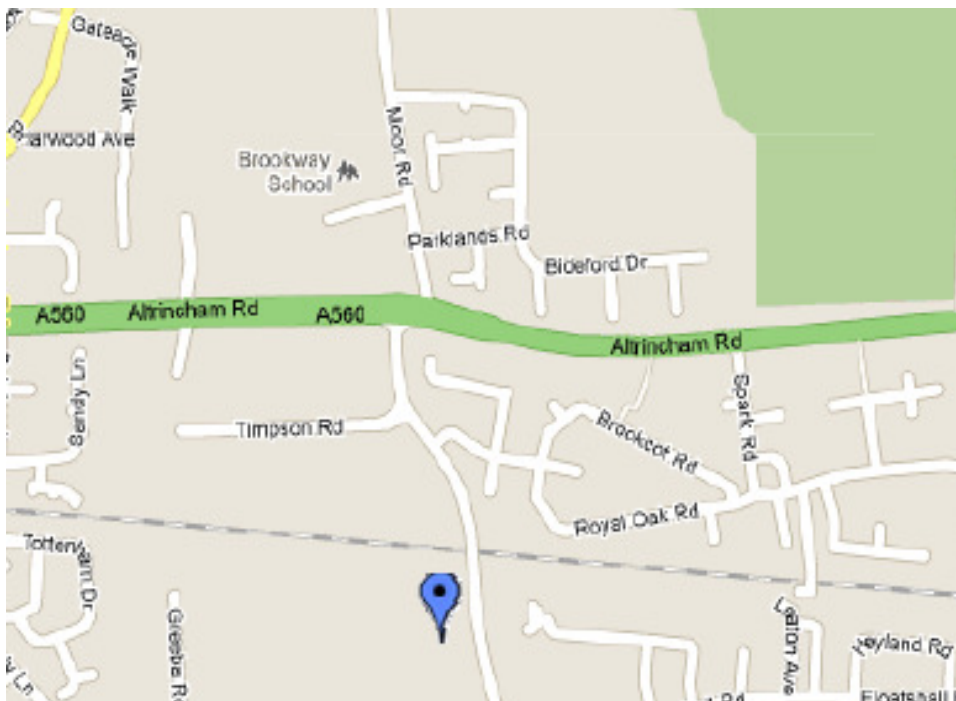
WYTHENSHAW

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. Dating back to the 1950s, the buildings on the estate have been substantially constructed and the site provides excellent access loading and extensive car parking.

Unit B has a concrete frame construction with brick elevations and provides a range of accommodation including substantial office space and a workshop / warehouse with good eaves height.



ACCOMMODATION

The available **office accommodation at unit it B** is split over ground, 1st and 2nd floors.

Office (Ground Floor)	4082 Sq ft (379 Sqm)
Office (1 st Floor)	4618 Sqft (429 Sqm)
Office (2 nd Floor)	2800 Sqft (260 Sqm)

The available warehouse / workshop space is split as follows:

Warehouse B2	4000Sqft (372 Sqm)
Workshop B4	650 Sqft (60 Sqm)

Each unit / office space can be let separately or as a whole.

RATING

We advise that you consult the VOA regarding the rateable value of the separate units.

LEASE

The office units are available on flexible lease terms. Rental upon application. Each party will be responsible for its own legal costs. 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
Tel: 0161 839 2444**

Or

**Atlas One
0161 477 6002**

