



TO LET

FURNISHED / UNFURNISHED OFFICES

TRAFFORD HOUSE

SOUTHMOOR INDUSTRIAL ESTATE

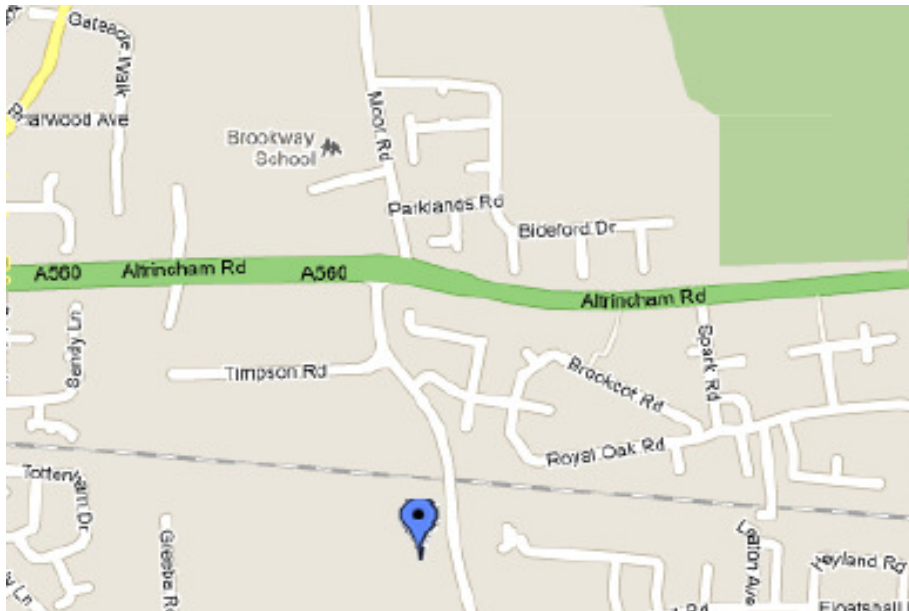
FROM 2500 SQFT (232 SQM) -12,490 SQFT (1160SM)



**TRAFFORD HOUSE
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. Built around the 1950s, Trafford House provides office space at ground and 1st floor, with storage facilities at the rear. The building consists of brickwork to the outer elevations. If required, the offices can be provided fully furnished.



ACCOMMODATION

The available office units are as follows:

Unit A1	Offices	3643 Sqft (338 Sqm)
Unit C	Offices	2500 Sqft (232 Sqm)
Unit D	Storage	2820 Sqft (262 Sqm)
First Floor	Offices	12,490 Sqft (1160Sqm).

RATING

We have been able to establish the following rateable values however we do suggest that these values are checked with the local business rates team.

Unit C: Adopted Rateable Value since 1st April 2010 - £9,800

Unit D: Adopted Rateable value since 1st April 2010 - £10,250

LEASE

The office units are available on flexible lease terms at a 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

0161 839 2444

Or

Atlas One

0161 477 6002

