

TO LET (as a whole or in part)

4,816 sq ft – 30,678 sq ft (447 sq m – 2,856 sq m)



Enter

- Comprehensively refurbished
- Established industrial estate location
- M56 / M60 Motorway within 2 miles
- 3 miles from Manchester Airport
- 8 miles from Manchester City Centre
- Craneage available
- Fully secured estate

Fully refurbished industrial and trade counter accommodation with ancillary offices on a substantial self contained site

Floats Road

Roundthorn Industrial Estate
Wythenshawe, M23 9LE

Floats Road

Roundthorn Industrial Estate, Wythenshawe, M23 9LE

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER
INFORMATION

LOCATION

The property is prominently situated within Roundthorn Industrial Estate on the corner of Floats Road at its junction with Ledson Road.

Roundthorn Industrial Estate offers excellent transport links with access to the national motorway network via Junction 3 of the M56 Motorway.

The location benefits with direct access to Manchester Airport and Manchester City Centre is approximately 6 miles to the north accessed via the A5103 Princess Parkway with Altrincham Town Centre 3.5 miles to the east.

The estate benefits from direct Metrolink access connecting Manchester City Centre and Manchester Airport.

J3 M56 Motorway	1.5 miles
Manchester Airport	3.3 miles
Altrincham Town Centre	3.5 miles
Manchester City Centre	6 miles



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[HOME](#)[LOCATION](#)[DESCRIPTION](#)[ACCOMMODATION](#)[GALLERY](#)[FURTHER INFORMATION](#)

DESCRIPTION

The accommodation is situated on a fully secured estate and has recently been comprehensively refurbished and can be let as a whole or in separate lots ranging from 4,816 sq ft up to 30,678 sq ft.

The refurbishment has included the following:-

- New profiled metal PVC coated steel sheeting to roof and walls
- Fully refurbished office accommodation
- New roller shutter doors

Unit 1

Comprising a single storey steel portal frame warehouse with two storey office block.

It benefits from a brand new PVC coated steel fully insulated roof. Eaves heights range from 5.5m to 7.75m with craneage available.

Unit 2

Single storey steel framed warehouse with two storey office property.

It benefits from a brand new PVC coated steel fully insulated roof. Eaves height is 6.1m with craneage available.

Unit 3

A single storey self contained steel portal frame detached workshop / trade counter with ancillary office accommodation. It benefits from a brand new PVC coated steel fully insulated roof with an eaves height of circa 4m.

Externally the property has a loading area and substantial car park.



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[HOME](#)
[LOCATION](#)
[DESCRIPTION](#)
[ACCOMMODATION](#)
[GALLERY](#)
[FURTHER INFORMATION](#)

ACCOMMODATION

The properties comprise the following Gross Internal Floor area.

Unit 1		Sq ft	Sq m
Ground Floor	Warehouse	11,801	1,096.34
Ground Floor	Office	1,462	138.82
First Floor	Office	1,462	138.82
Unit 1 Total		14,725	1,373.98
Unit 2		Sq ft	Sq m
Ground Floor	Warehouse	7,585	704.66
Ground Floor	Fan House	976	90.67
Ground Floor	Offices	1,288	119.66
First Floor	Offices	1,288	119.66
Unit 2 Total		11,137	1,034.65
Unit 3		Sq ft	Sq m
Ground Floor	Warehouse	3,579	332.50
Ground Floor	Office	1,237	114.92
Unit 3 Total		4,816	447.42
Total		30,678	2,856.05

Units are available to lease individually or as a whole.



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ACCOMMODATION

GALLERY

FURTHER
INFORMATION



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[HOME](#)[LOCATION](#)[DESCRIPTION](#)[ACCOMMODATION](#)[GALLERY](#)[FURTHER
INFORMATION](#)

SERVICES

We understand that all services are connected.

ENERGY PERFORMANCE CERTIFICATES

Energy Performance Certificates for each unit are available upon request.

RATEABLE VALUE

We advise interested parties make their own enquiries of Manchester City Council.

PLANNING

The property is situated within an established industrial estate and we believe there are no planning restrictions.

Interested parties should however, make their own enquiries of the Manchester City Council Planning Department.

TERMS

Units are available by way of new full repairing and insuring leases for terms to be agreed.

Accommodation can be taken either individually or as a whole.

RENTAL

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT:

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