

Alderman Downward House Wythenshawe Town Centre Manchester, M22 5RF

To Let

**£4,250 per annum, exclusive
including car parking**



52.5 sq.m (565 sq.ft)

Well appointed, second floor office suite with car parking, 8 person passenger lift, disabled access, extensive free visitor car parking and Metrolink tram service adjacent

- Just off the M56 in South Manchester
- Within the refurbished Wythenshawe Town Centre
- Nearby retailers include Costa Coffee, Boots, Asda, Home Bargains, Wilko, McDonald's, KFC and Iceland
- The Forum's fitness studio, swimming pool, nursery, library, theatre/entertainment venue and restaurant and learning centre nearby
- Manchester Airport 2.5 miles
- Adjacent to Metrolink tram services
- Trunking, heating and lighting
- Good natural light
- Lift/disabled access
- Car parking

Location

The offices form part of Wythenshawe Town Centre which has been extensively improved in recent years and occupiers now include Costa Coffee, Boots, Asda, Home Bargains, Wilko, Superdrug, McDonald's, KFC, Vodafone, JD Sports and many others. Wythenshawe has benefited from many major residential redevelopments, which have enhanced the area as a whole and more recently the connection of Metrolink. The Town Centre is well served by bus/tram services, rail services are available from Heald Green and Manchester Airport and the M56 are within 5 minutes' drive. Integral to the Town Centre is The Forum which offers a fitness studio, swimming pool, nursery, library, health centre, theatre/entertainment venue, restaurant and learning centre. (SatNav: M22 5RF).

Description

The offices are situated at second floor level within Wythenshawe Town Centre and benefit from good natural light, trunking, electric heating, internal decoration, floor coverings and lighting.



Ground Floor

Entrance foyer off The Birtles shopping mall with a broad stairway and 8 person passenger lift serving all levels.

Second Floor - Level 3

Office 8 & 9: 52.5 sq.m (565 sq.ft)

Car Parking

The offices will have two allocated car parking spaces included in the rent, although, further car parking spaces are available if required, at an additional cost of £30 plus VAT per space per month. There is also free visitor car parking for up to 2 and 3 hours, within Wythenshawe Town Centre.

Security

There is 24 hour, manned, on-site security and CCTV. The Town Centre gates are open from 6.00am to 8.00pm, although, access is available outside these hours by arrangement (details to be confirmed). The offices have a door release/intercom handset to operate the main entrance door.

Services

The offices are sub-metered for electricity and have trunking and electric heating. The offices have shared use of a kitchen and ladies, gents and disabled toilets.



Energy Performance

Energy Performance Asset Rating E-123. EPC available on request.

Rateable Assessment

Rateable Value: £3,300

Business Rates Payable 2020/21: £1,646.70

NB: You may qualify for 100% Business Rates Relief - please ask for details.

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

Lease Terms

An effectively full repairing and insuring lease, for a term to be agreed. The Landlord may require a rent deposit. (The lease is to be formed outside the Landlord & Tenant Act 1954).

Rent

£4,250 per annum, exclusive plus VAT (including 2 car parking spaces).

(The Landlord may require a Rent Deposit).

Legal Costs

Each party will be responsible for their own legal costs.

Service Charge

The tenant will pay a fair and reasonable contribution towards the external repair of the centre and towards the repair and maintenance of common parts via an annual Service Charge to be charged quarterly in advance. The Service Charge will be subject to annual reconciliations and payment of a balancing charge. The Service Charge is currently budgeted at (tbc) per sq.ft per annum, plus VAT, plus a Building Service Charge budgeted at (tbc) per sq.ft per annum, plus VAT (in respect of lift maintenance, cleaning and maintenance of common areas). Tenants will also be responsible for buildings insurance at (tbc) per sq.ft per annum (to be confirmed), water rates and sub-metered electricity.

Note: Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.



Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880
7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS
Email: enquiries@fairhurstbuckley.co.uk
www.fairhurstbuckley.co.uk

Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties.

Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

Location Map



Fairhurst Buckley offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ●

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