

MODERN OFFICE SUITE WITHIN 2 MILES OF MANCHESTER AIRPORT – WITH PARKING!



FROM £11,250 Per Annum

- Two first floor office suites available to rent
- Modern kitchen area, wash rooms and wet room
- Within 2 miles of Manchester Airport and within a brief walk to the Metrolink
- Up to 10 Allocated parking spaces plus additional available
- 8 Man Lift and stairwell, Onsite CCTV and 24 hour town centre security





www.toletcommercial.co.uk

First Floor
16 Rowlandsway
Manchester
M22 5RN

Property Ref: 16-ROWLANDSWAY

Description:

A fully refurbished office suite located on the first floor of 16 Rowlandsway set within the busy business / retail Town Centre in Greater Manchester.

16 Rowlandsway can be offered as 1 self-contained unit boasting a generous 3175 sqft or can be split over two offices as Office 1 1253 sqft and Office 2 at 1922 sqft.

The suite is spread across the first floor accessible via both a stairwell and lift with a modern kitchen, men's and women's wash rooms and a DDA complaint bathroom with wet room shower facility.

There are ample car parks around the Town Centre that allow parking free of charge for upto 3 hours. The occupiers of 16 Rowlandsway will benefit from allocated parking spaces within the adjacent multi story car park. The number of spaces included within the rent depend on size taken, but additional spaces are available for only £30 per month and are excluded from VAT

Important Information:

Office 1	1253 sqft (approx)
Annual rent	£11,250 per annum
Deposit	£1000.00
Onsite parking	4 allocated spaces (additional spaces available)

Office 2	1922 sqft (approx)
Annual rent	£17,250 per annum
Deposit	£1500.00
Onsite parking	6 allocated spaces (additional spaces available)

Additional Information:

Estate Service Charge	£2.00 per sqft per annum
Building Service Charge*	£2.60 per sqft per annum
Building Insurance	£0.33 per sqft per annum
Electric	Own meter
Gas	Own meter
Water Rates	Own meter
Lease type	FR&I
Lease Term	By Negotiation
VAT	At the prevailing rate (currently 20%)
Available	Immediately
Business rates	The business rates will be reassess if the unit is split, however, the rateable value for 2017 is £26,500 https://www.tax.service.gov.uk/view-my-valuation/detail/2017/7553683000

**Building service charge will not be payable if the unit is taken as a whole, and will only be payable if split to cover communal area maintenance costs*

Accessibility:

Car: Rowlandsway is easily accessible via car being a short distance from the M56, M60 and M6 and M62 motorway networks

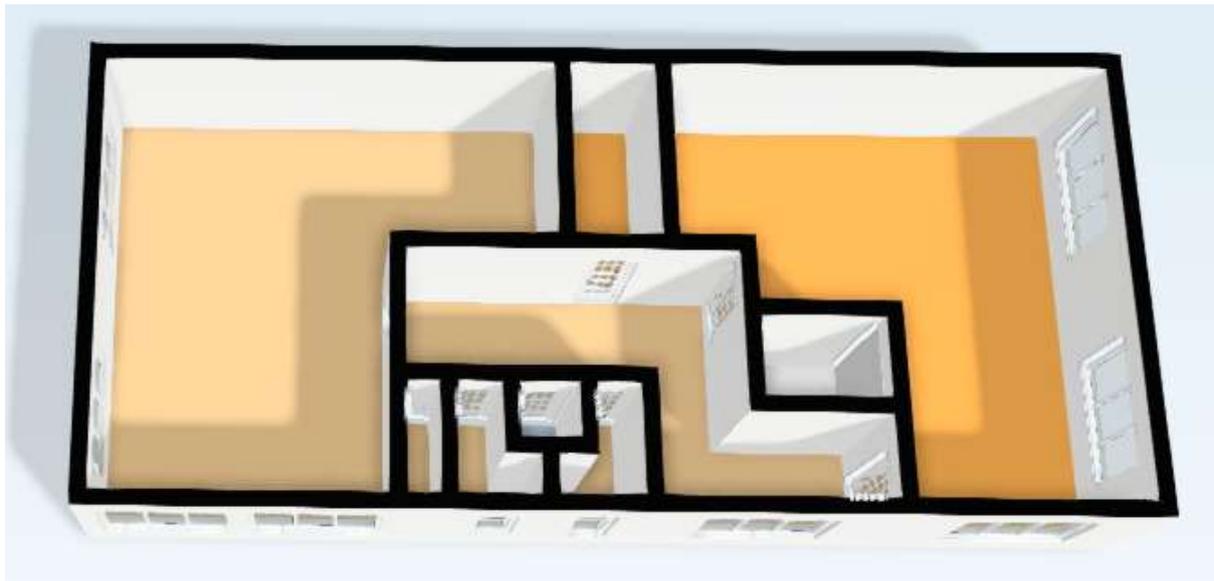
Parking is available on multiple carparks around the town centre all within a brief walk of the offices and available free of charge for up to 3 hours

MetroLink: The Town Centre station is within 400 meters of Rowlandsway and offers regular trams into Manchester Airport, Manchester City Centre and surrounding areas

Train: Multiple train stations are within a 3 mile radius with Heald Green Railway Station being the closest at 1.5 miles

Bus: As well as a Bus Station, there are also ample bus stops within 200 meters of Rowlandsway with a regular bus service to Central Manchester and surrounding areas

Floorplan



Location:



Wythenshawe Town centre is set in **South Manchester** and is one of the closest business areas to **Manchester Airport**. Set in the heart of a residential area the local area is within close proximity of **Wythenshawe Hospital** and The Forum which boasts a **library, gym** and **swimming pool**.

Wythenshawe has 12 parks and 18 **woodland areas** which include **Wythenshawe Park**, a Local **Nature reserve** and covers 270 acres of green space.

Set 8 miles south of **Manchester City Centre**, 2 Miles South of **Manchester Airport** and surrounded by affluent **Altringham** and **Hale**, Wythenshawe is easily accessed via the Motorway Networks **M56, M60, M6 & M62** and serviced via both **Heald Green** and **Gatley train station, Wythenshawe bus depot** and the **Manchester Metro-link**. There is also a **multi-story carpark** onsite which offers time controlled free parking and allocated free parking or local businesses.

Wythenshawe Town Centre originally built in the 1960s has grown and expanded over time and homes many local brands such as Asda, Wilko, Boots, JD Sports, Specsavers, Argos, Dominos, KFC, McDonalds and a Costa Coffee to name a few.

Currently **employing** approximately **43,000 people**, Wythenshawe town centre is a well-placed, accessible and ideal place from which to work and grow business.