

3360 SQFT FIRST FLOOR SUITE WOULD SUIT MULTIPLE USES



£30,250 Per Annum

- 3360 sqft First floor space, split over 2 rooms with kitchen and toilets
- Fully self-contained with private entrance
- Easily accessible via car, metrolink, bus or train
- Allocated parking spaces with adjacent multi story car park
- Would suit a variety of businesses including offices, charity, gym or studio (subject to relevant consents)





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First Floor
17 Rowlandsway
Manchester
M22 5RN

Property Ref: 17-ROWLANDS

Description:

A well-presented first floor suite accessible 24 hours a day, 7 days a week is available to rent and would be an ideal space for a large variety of businesses including offices, call centre, gym or studio.

17 Rowlandsway is fully self-contained with private entrance, stairwell and lift to first floor and is set across 2 rooms, the largest boasting an impressive 2549 sqft, the second is a generous 811 sqft which has its own kitchen area.

Due to its layout, this suite would be perfect for a training company or charity that requires DDA facilities or a medium to large company looking for affordable space in an excellent location, additionally, the landlords are happy to support a change of use to a private gym, fitness studio.

Suite 17 is offered with 11 allocated parking spaces in the adjacent multi story car park, additional spaces are also available for £30 per month

Important Information:

Total Floor Measurements:	3360 sqft (approx)
- Room 1	2549 sqft (approx)
- Room 2	811 sqft (approx)
Annual Rental	£30,250 per annum
Deposit	£2500.00
Estate Service Charge	£2.00 per sqft
Building Insurance	£0.33 per sqft
Electric	Own meter
Gas	Own meter
Water Rates	Own meter
Lease type	FR&I
Lease Term	By Negotiation
Available	Immediately
Business Rates	Rateable Value for 2017 is £28,000 https://www.tax.service.gov.uk/view-my-valuation/detail/2017/6756305000

Accessibility:

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

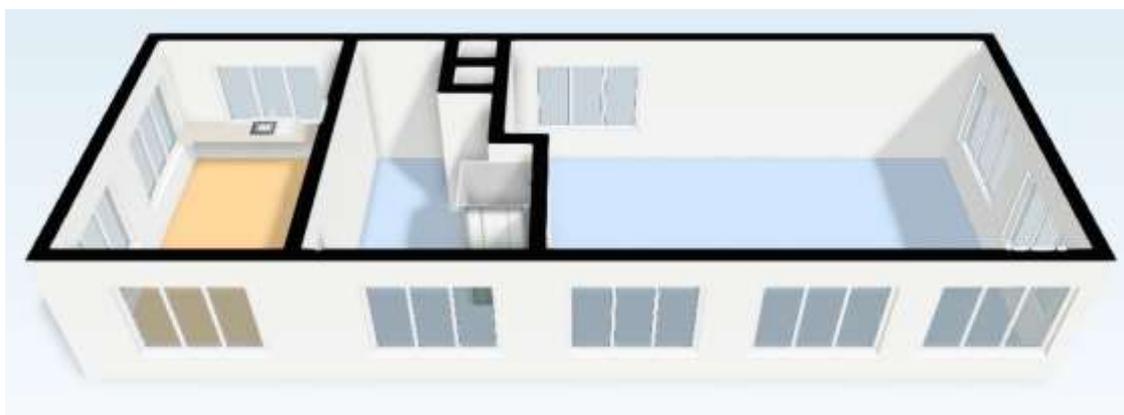
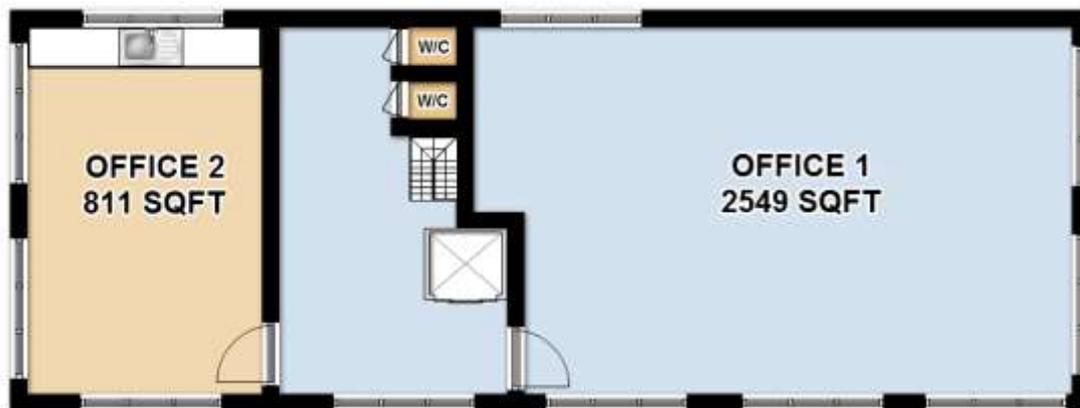
Parking is available on multiple carparks around the town centre all within a brief walk of the offices and available free of charge for up to 3 hours

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.