



THE **ROYALS**
MANCHESTER // M22 4BJ

OFFICES TO LET

GRADE A OFFICE SPACE FROM 3,053 SQ FT TO 7,915 SQ FT



DESCRIPTION

The Royals comprises an impressive modern Grade A office building arranged over ground and four upper floors located in the heart of South Manchester. It comprises an impressive modern Grade A office building arranged over ground and four upper floors located in the heart of South Manchester.

The building is of steel frame construction with brick pillars and glazed cladding.

Internally, the building features a recently refurbished reception area and a service core with two 10 person lifts. The flexible open plan accommodation benefits from full height glazing, raised access flooring and suspended ceilings incorporating recessed lighting.

In good company:

Wates

DELL EMC

TEXAS
INSTRUMENTS

ripe[®] insurance

threesixty

SEIS
ENGINEERING SERVICES



1,172 SQ FT

Multi-storey car park offering an excellent level of secure car parking



52,990 SQ FT

Grade A Accommodation



8,146 SQ FT

(756.79 sq m) currently available to let over ground and 1st floors



LOCATION

The Royals is situated adjacent to Junction 3A of the M56 and in turn provides direct access to Manchester City Centre and Manchester International Airport, which are located 6.4 miles and 3.2 miles from the premises, respectively.

The nearby towns of Cheadle, Gatley, Northenden, Timperely and Didsbury provide an excellent range of shops, restaurants and bars with a 24-hour Tesco Extra only one mile to the west of The Royals. The Radisson and The Hilton are within a 5 minute drive from the property.

Bus services are provided outside the property on Altrincham Road to Didsbury, Sale, Altrincham, Stockport, Trafford Centre, Manchester Airport and Manchester City Centre. Rail services are provided at the nearby village of Gatley. There are now 3 Metrolink stations within a 15 minute walk of The Royals with the service running between Manchester Airport and the city centre.



MANCHESTER AIRPORT TRAVEL TIME

 5 mins


 14 mins



Source: Google Maps



KEY

-  METROLINK LINE
-  TRAIN LINE



CONNECTIVITY

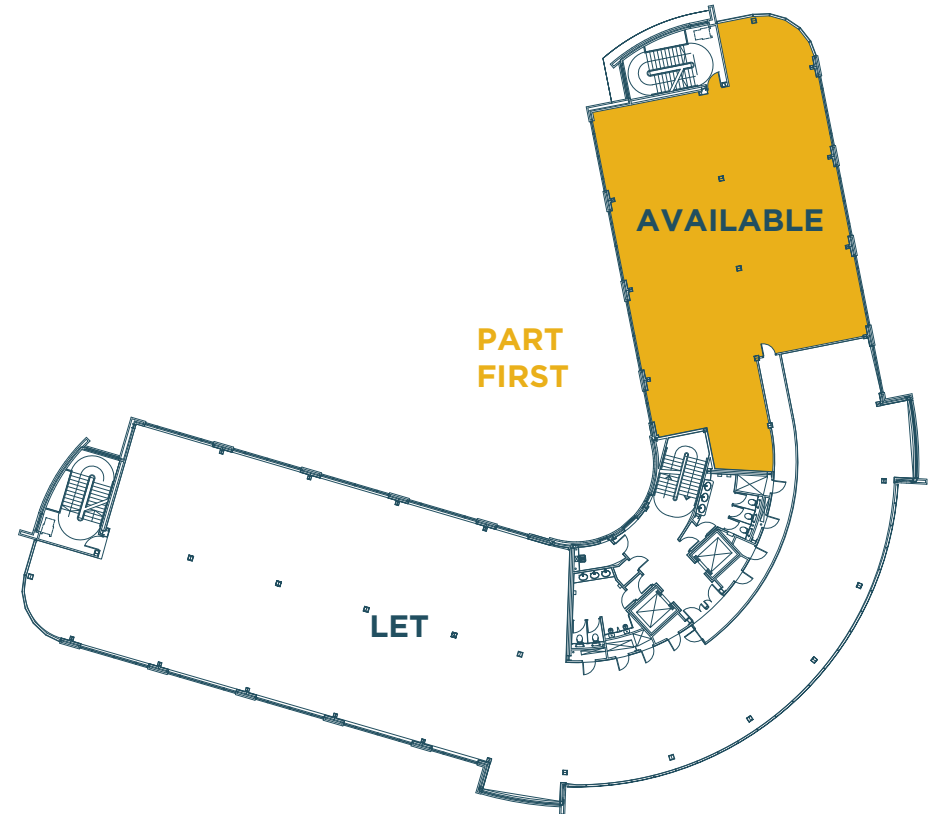
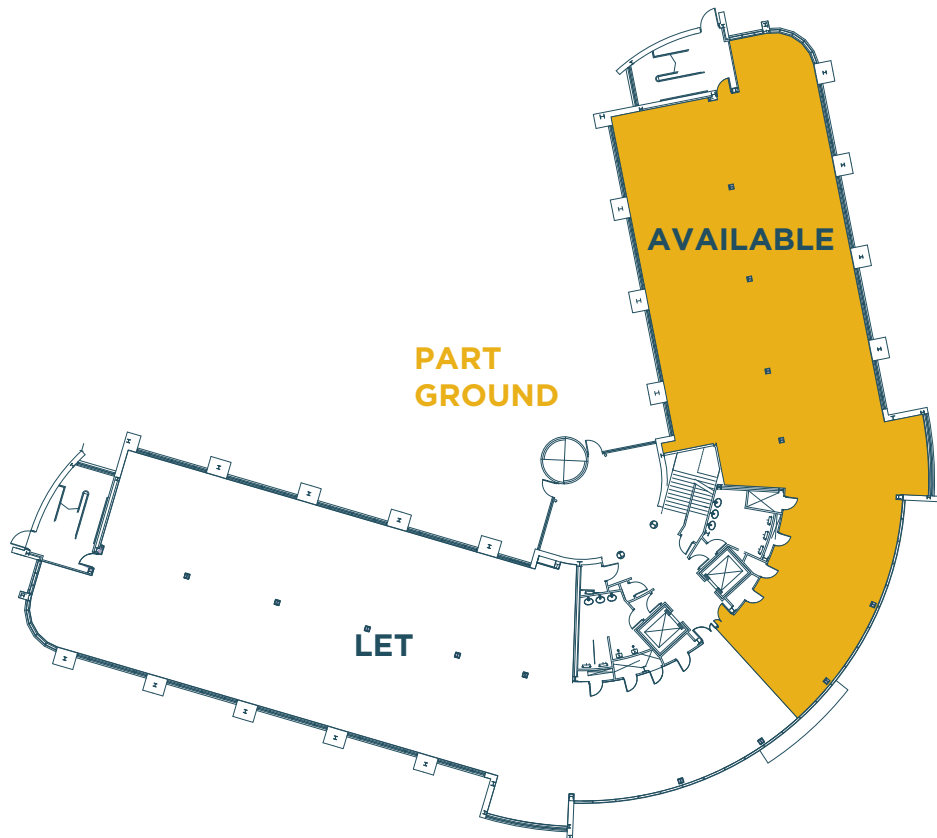


Source: Google Maps



ACCOMMODATION

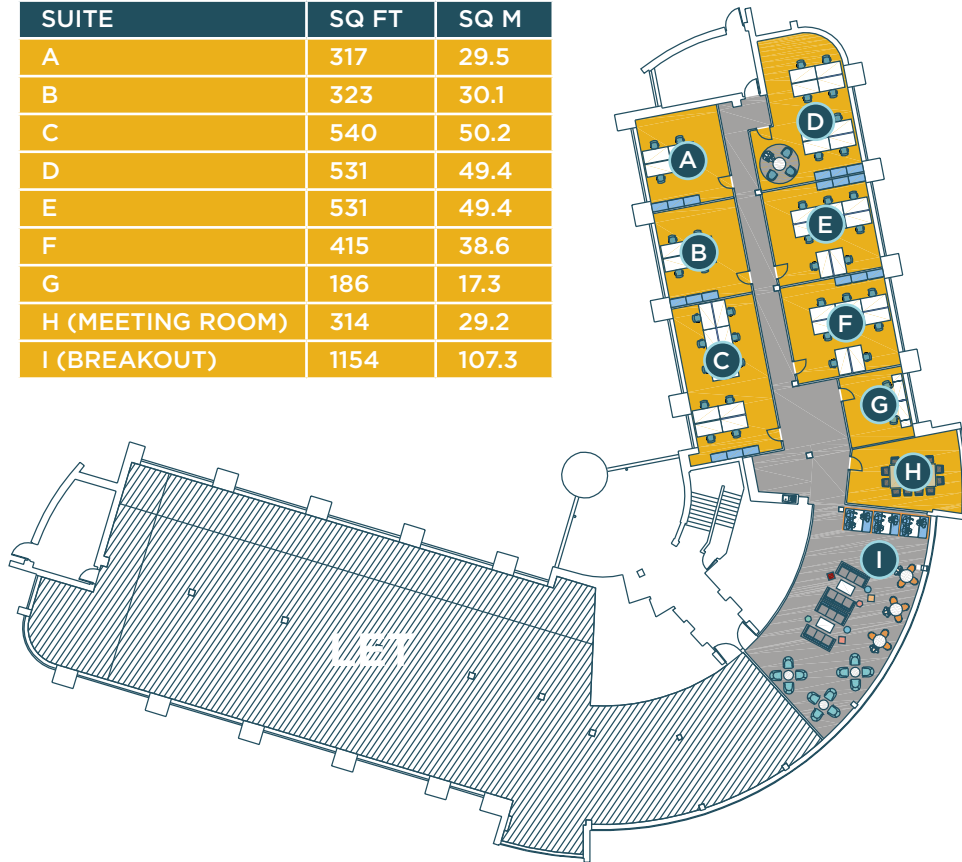
Part Ground	4,862 sq ft	28 car spaces
Part First	3,053 sq ft	18 car spaces
TOTAL	7,915 sq ft	



SMALL SUITE OPTIONS

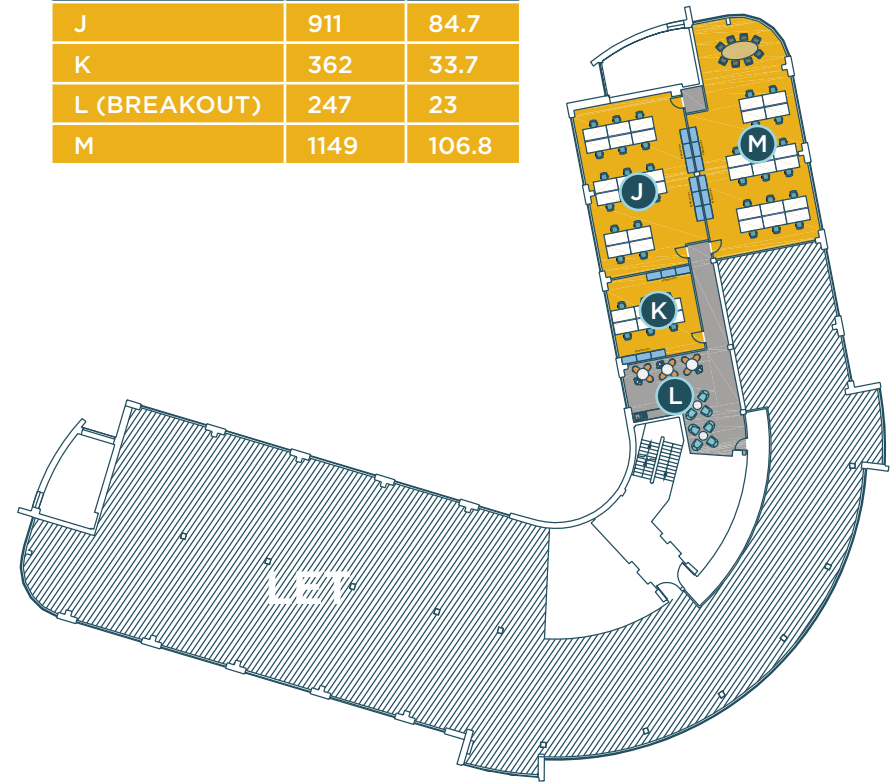
PART GROUND

SUITE	SQ FT	SQ M
A	317	29.5
B	323	30.1
C	540	50.2
D	531	49.4
E	531	49.4
F	415	38.6
G	186	17.3
H (MEETING ROOM)	314	29.2
I (BREAKOUT)	1154	107.3



PART FIRST

SUITE	SQ FT	SQ M
J	911	84.7
K	362	33.7
L (BREAKOUT)	247	23
M	1149	106.8



SPECIFICATION



Air-conditioning
throughout



Full height double
glazed windows



Refurbished office
accommodation



Secure multi-storey
car park



Flexible open
plan floorplates



Full access
raised floors



Two 10 person
passenger lifts



Secure cycle
storage



Suspended ceiling
with LED lighting



Refurbished male
and female toilets



Showers facilities



Manned 24/7
security



GALLERY



LEASE TERMS

The accommodation is available to let on a new effective FRI lease for a term to be agreed. Further information available upon request.

RATEABLE VALUE

Information regarding the levels of rates payable can be obtained from the letting agents.

SERVICE CHARGE

A common service charge is applicable. Further information regarding the service charge is available upon request.

VAT

All terms are quoted exclusive of VAT.

EPC RATING

The building has an EPC rating of C.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint agents:



Mark Bamber
mark.bamber@knightfrank.com
07776 763317



James Dickinson
james@canningoneill.com
07876 654062

IMPORTANT NOTICE: Knight Frank and Canning O'Neill give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Photography taken February 2019, published May 2019, updated July 2020.



THE ROYALS
MANCHESTER // M22 4BJ