

≡ SOUTHMOOR HOUSE ≡

Southmoor Industrial Estate, Wythenshawe, Manchester M23 9XD



TO LET

1,140 sq ft - 12,899 sq ft

**FULLY
REFURBISHED**

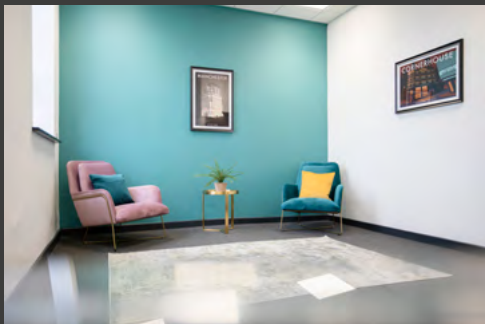
Southmoor House

Now fully renovated the building provides the perfect environment for business to thrive.

At a glance

Affordable rents
Flexible space to accommodate
1,140 sq ft - 26,867 sq ft
Great car parking availability
Excellent transport links
Close to M56 and Manchester Airport

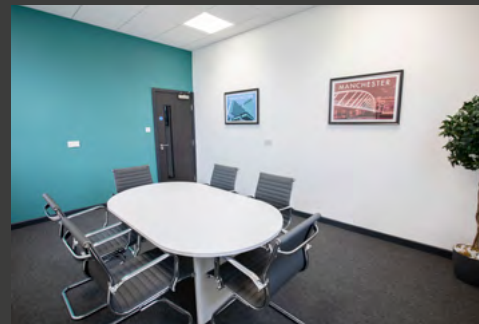
Baguley Metrolink stop within 2 min walk
Showers and bike storage
24-hour security and CCTV
Communal business lounge
Close to local retail and leisure amenities



Southmoor House Quiet Room

Specification

Air Conditioned
Raised floors
Low energy LED lighting
Car parking ratio of 1:200 sq ft
Showers/cycle storage



Southmoor House Meeting Rooms



The Space



Ground Floor

NIA 12,899 sq ft (1,198.35 sq m)



Third Floor

NIA 1,140 sq ft (105.91 sq m)

Local Amenities

The immediate surroundings of Southmoor House offer a mixture of commercial, retail and leisure operations providing excellent services for employees.

Within a short walk (1/2 mile)

- Tesco Extra
- McDonalds Restaurant
- Lidl
- Aldi
- Brookway Retail Park (incl. Wickes, Matalan, B&M Store, Pets at Home)

Further local shops and restaurants are located within a 1 mile radius of Trafford House. The affluent market town of Altrincham, with all associated services, sits just 3.2 miles away, and is connected via Bus or Metrolink (14 mins).



Location

Southmoor House sits within Southmoor Industrial Estate, Wythenshawe. It holds a prominent position on Southmoor Road, forming part of the wider Rounthorn Business District, one of the most established commercial areas in South Manchester.

Transport Links

Road

Trafford House benefits from excellent access to both M56 and M60 motorways, with junctions sitting within one mile. Manchester City Centre lies only 8 miles to the north, and Manchester Airport approximately 3 miles to the South East.

Rail

Manchester Airport rail station is accessed via the Metrolink network. The station is served by regular train services to Manchester City Centre (approximate 20 mins travel time) and the north of England.

Bus

The area is well served with over 33 bus stops within a 1km radius of Trafford House, providing services across South Manchester

Bike

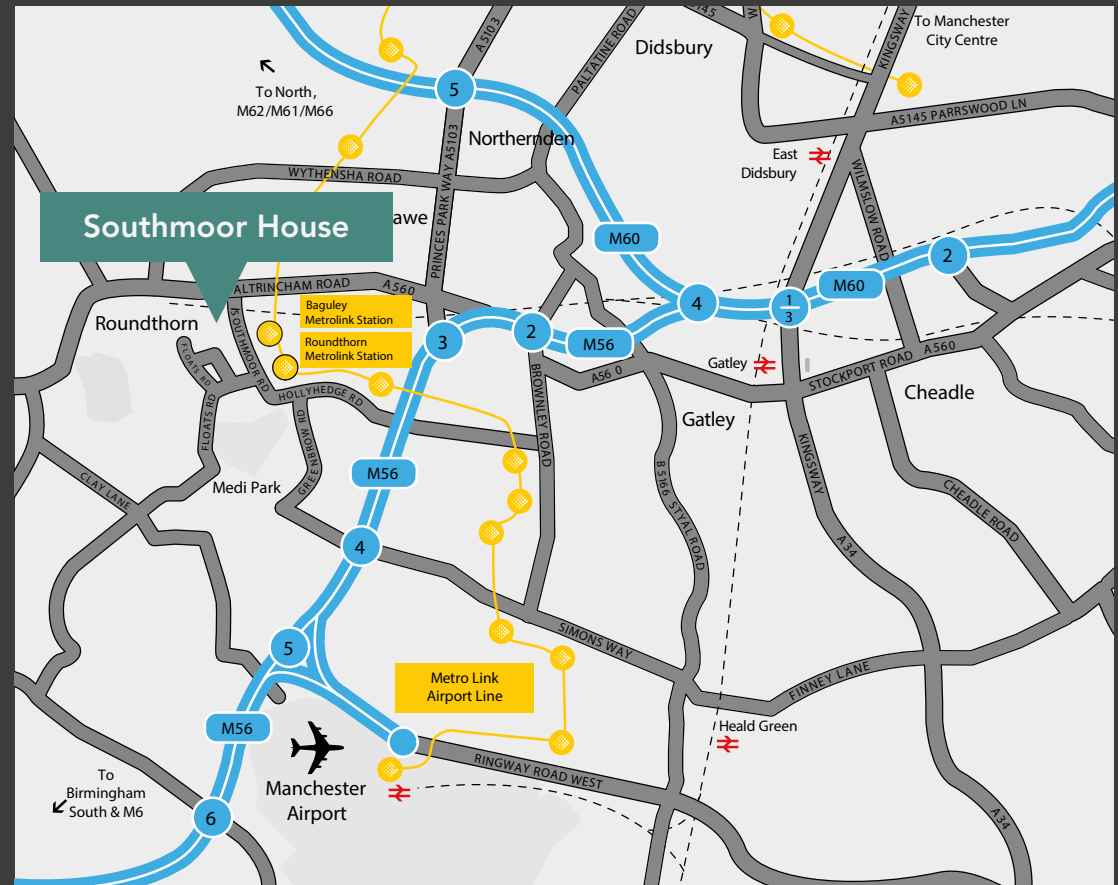
Trafford House lies within 1 mile of the "Manchester City Centre to Manchester Airport Cycle Route", and within 1.6 miles of the "Manchester Airport Orbital Cycleway". With secure bike storage and shower facilities, Trafford House readily accommodates sustainable travel options.

Metrolink

The Metrolink network is one of the most successful light rail systems in the UK and provides a fast and efficient service to Manchester City Centre (31 mins) and Manchester Airport (21 mins). Baguley Metrolink stop is directly opposite Trafford House.

Plane

Manchester Airport, the only major international gateway in the North of England, is situated just 3 miles to the South East of Trafford House.



Junction 3 M56	6 min
Junction 5 M60	7 min
Junction 20 M6	17 min
Manchester Airport	8 min
Manchester City Centre	21 min



Manchester City Centre	48 min
Manchester Airport	27 min
West Didsbury	16 min
Old Trafford	40 min



Baguley Tram Stop	4 min
Tesco	10 min
JD Gyms	6 min
Lidl	10 min
McDonalds	14 min
Greggs / Aldi	15 min



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LEASE TERMS

The vacant suites are available on a leasehold basis on terms to be agreed.

RENT

On application.

EPC

Anticipated EPC rating is B (awaiting reassessment).

VAT

Charged where applicable at the prevailing rate.

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWINGS

Strictly by appointment with:

Mark Bamber

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Simon Gardner

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