

Available Fully  
Fitted

# ≡ SOUTHMOOR HOUSE ≡

Southmoor Industrial Estate, Wythenshawe, Manchester M23 9XD



# TO LET

**1,140 sq ft (105 sq m)**

**FLEXIBLE SHORT-TERM  
CONTRACTS AVAILABLE**



# Southmoor House

Fully furnished offices in newly refurbished Art Deco Office Building providing modern a self-contained office suite with break out area, kitchen and WC.

## At a glance

- Superfast satellite internet
- Hard-wire CAT5 network
- Fully fitted and furnished office
- 24/7 access
- 24 hr CCTV monitoring
- On-site security
- Secure guarded site
- On-site parking (5 spaces)

- Break-out area
- Kitchen facilities with dishwasher & instant boil tap
- Meeting rooms
- 10-person passenger lift
- Shower facilities
- Bike store
- EPC 'A' rated building



## Specification

Currently fitted for 12 persons with desks, chairs, pedestals and break-out area.



Southmoor House Quiet Room



Southmoor House Meeting Rooms



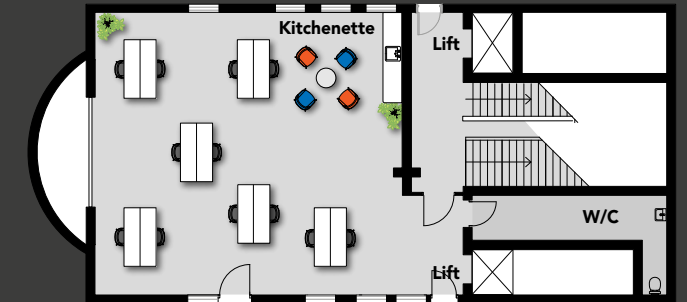


# The Space



## 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

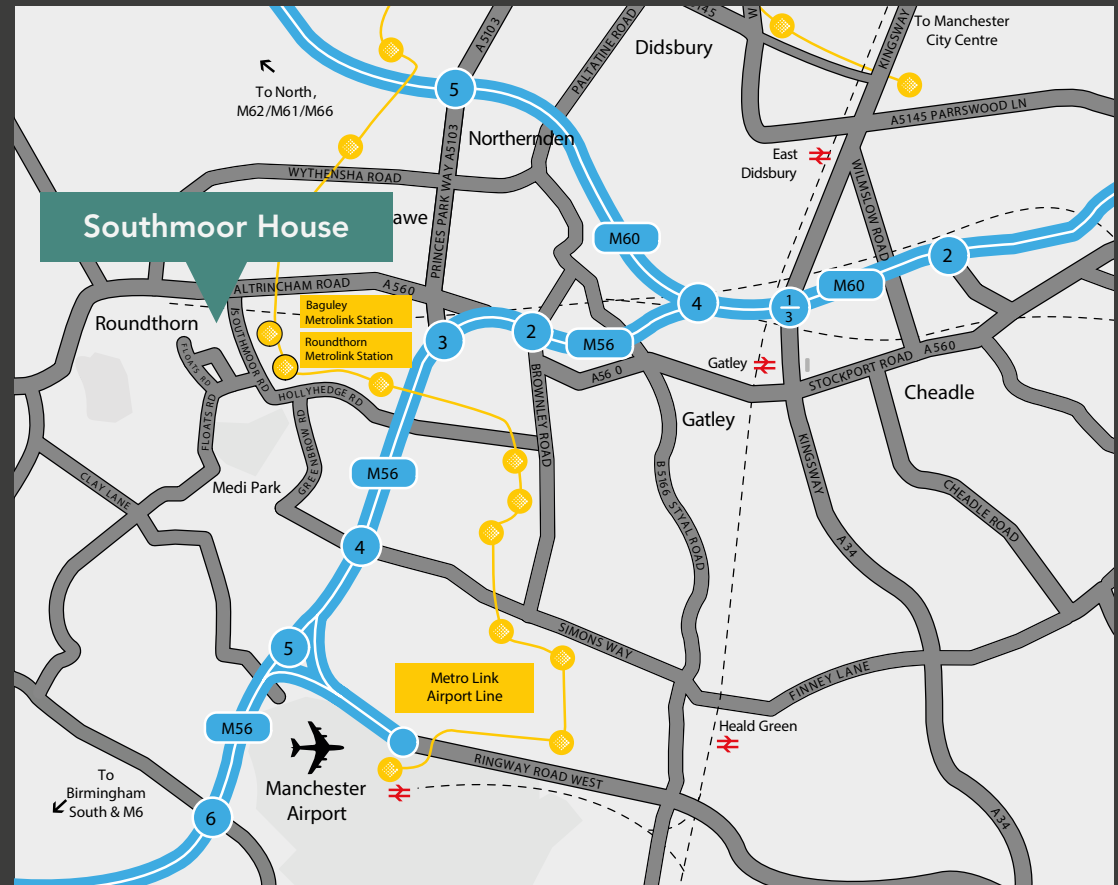
Trafford House lies within 1 mile of the "Manchester City Centre to Manchester Airport Cycle Route", and within 1.6 miles of the "Manchester Airport Orbital Cycleway". With secure bike storage and shower facilities, Trafford House readily accommodates sustainable travel options.

## 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



# ≡ SOUTHMOOR HOUSE ≡

Southmoor Industrial Estate, Wythenshawe, Manchester M23 9XD



## LEASE TERMS

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

## RENT

On application.

## EPC

EPC rated A building

## 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

0161 833 7715 / 07776 763317

mark.bamber@knightfrank.com

### Simon Gardner

01625 800066/ 07557 853813

sg@willsill.co.uk



0161 833 0023

[KnightFrank.co.uk](http://KnightFrank.co.uk)

**Williams  
Sillitoe**

**0161 850 8030**

[willsill.co.uk](http://willsill.co.uk)

#### Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by the agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither of the joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc.: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc.: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Prepared by: Goldspink Creative: 23/04/24: 0093 049A 3rd Floor Southmoor House Flyer

**SOUTHMOOR**  
INDUSTRIAL ESTATE