



**TO LET – 3,847 sq ft - Fully Fitted Workspace
Worthington House, Towers Business Park, Didsbury, M20 2RY**

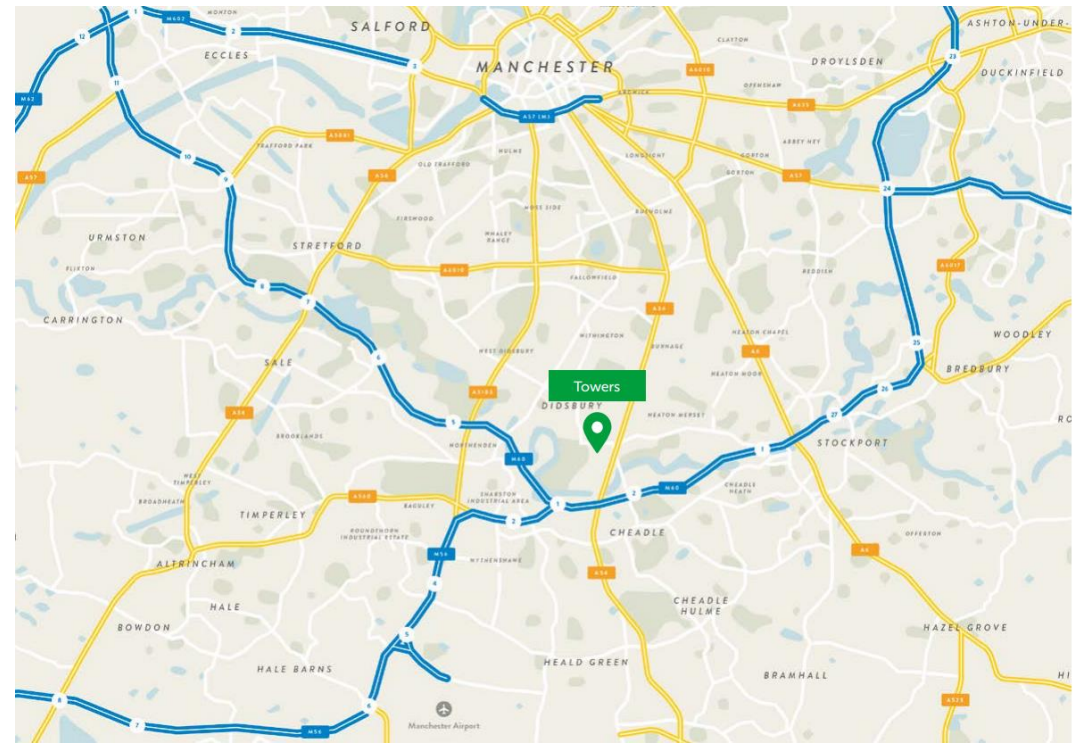
PROPERTY SUMMARY

Towers Business Park is a workplace like no other. Designed to provide the perfect work life balance for staff, it offers businesses the opportunity to occupy high specification office space in a stunning green environment that encourages productivity, community and wellbeing.

Here your business can enjoy Grade-A working environments with extensive on-site car parking, as well as being part of a thriving businesses community.

The on-site café serves food and drink all day and staff can benefit from discounts for local businesses and amenities. Tenants can also take part in community and fitness events run by the Towers management team.

The suite provides 3,847 sq ft of fully fitted & furnished is available by way of new lease direct off the Landlord or lease assignment.



LOCATION

Located in the affluent Didsbury, 6 miles South of the City Centre and 10 minutes from the Airport, Towers is perfectly located for commuting on foot, by bike, by public transport (Metrolink and train) and by car.

Towers benefits from excellent access to the M60 and M56 motorway network via Junction 1.

East Didsbury train station is 5 minute's walk away providing direct routes to Manchester city centre and Manchester airport. East Didsbury metrolink is 8 minutes walk away providing routes to Manchester city centre and local commuter destinations.

Manchester airport is 10 minutes drive away via the M56.

Didsbury Village is 5 minutes walk away providing a wealth of F&B retail amenity for staff to enjoy.



Manchester City Centre
(18 minutes drive)

A5145

Didsbury Cricket Ground
(1 minute walk)

Didsbury Village
(5 minute walk)

Didsbury Metrolink
(18 minutes to Manchester City Centre)

Towers

130 Bus
(30 minutes to Manchester City Centre)
Additional routes 23/42/142/130/171/370

Tesco
(8 minute walk)

Parrs Wood Bus Terminus
(7 minute walk)

Wilmslow Rd

East Didsbury Train
(12 minutes to Manchester City Centre,
9 minutes to Manchester Airport)

Travelodge
(8 minute walk)

A34 Kingsway

A34 Kingsway

East Didsbury Metrolink
(20 minutes to Manchester City Centre)

Cineworld
(8 minute walk)

Nuffield Health Fitness & Wellbeing
(8 minute walk)

M60



Manchester Airport
(5.7 miles / 10 minutes drive)

DESCRIPTION & SPECIFICATION

The suite is located within Worthington House, located at the front of the business park within a secure landscaped environment.

The two-storey property provides Grade A workspace with full height glazing and modern reception area with lift access to all upper floors. The workspace benefits from a 4-pipe fan coil air-conditioning system, suspended ceiling, integrated LG7 lighting and full access raised flooring. Male, female and DDA toilet facilities are located on each floor.

The available suite is located on the 2nd floor and provides 3,847 sq ft of high quality fully fitted and furnished workspace presenting a fantastic opportunity for an incoming occupier.

Towers provides on-site shower and cycle store facilities and 10 car parking spaces come with the suite. Additional available on licence.



OFFICE FIT-OUT SPECIFICATION

The office fit-out includes:

- Reception and welcome area
- 2 x 10-person board rooms including AV
- Large kitchen & breakout area
- 3 x private offices / meeting rooms
- Large open plan workspace for 25 workstations
- Power & data cabling throughout & separate comms room
- Storage & cloakroom including lockers

LEASE TERMS

The property is available on a leasehold basis by way of sub-lease or assignment until 17th January 2027. Passing rent £99,328 plus service charge & business rates.





Contact



The Energy Performance Certificate is available on request.

All prices are exclusive but may be liable to VAT at the prevailing rate.

Each party to be responsible for their own legal fees incurred in the transaction.

For further information, or to arrange a viewing, please contact the sole agent:

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Date of Details: June 2024

Date of Photographs: June 2024

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