

ROWAN COURT

CONCORDE BUSINESS PARK

Shadowmoss Rd, Wythenshawe, M22 0RR

TO LET

Superbly refurbished
office building

17,750 SQ FT

• Excellent established business park location



LOCATION

Rowan Court sits within the well-established Concord Business Park that is situated in the heart of South Manchester. The park is set within private landscaped grounds and provides a relaxed and secure environment for its occupiers.

More specifically, the park is located off Simonsway and is only 1.5 miles away from Manchester Airport and direct access to Junction 4 of the M56 providing easy access to the regional motorway network.

The centre of Heald Green is only a short distance and provides a great mix of retail amenity ranging from Tesco Express, Co-Op food to a host of local independent shops and cafés.

There are excellent public transport links available with Peel Hall Metrolink station positioned directly next to the business park as well as access to the 103 Bus Route, which goes into Piccadilly Gardens in Manchester City Centre. In addition, rail connections can be found nearby at both Heald Green and Manchester Airport.



“Set within private landscaped grounds and provides a relaxed and secure environment.”

Nearby corporate occupiers include;



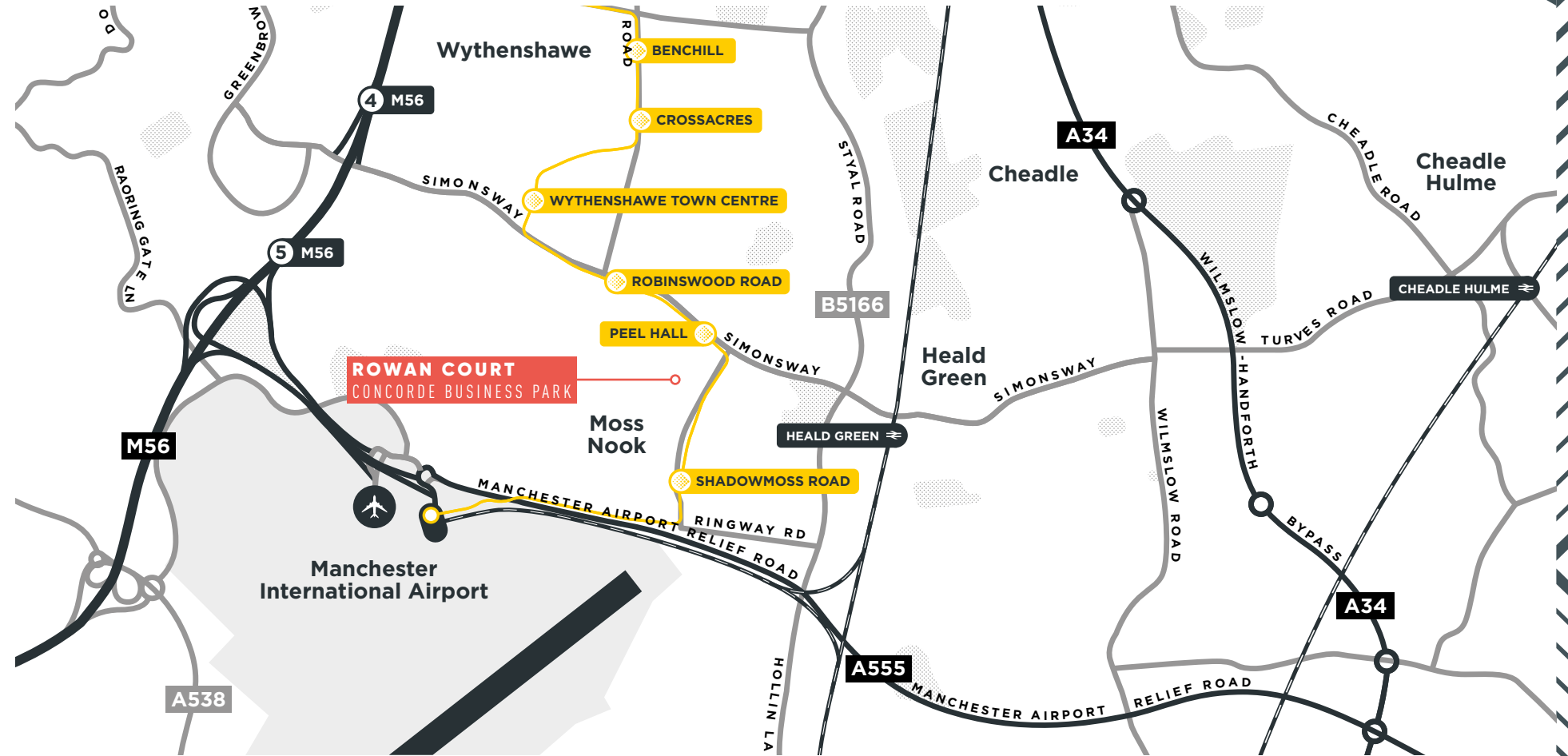
CONNECTIONS

The Metrolink service from Peel Hall runs every 12 minutes. Trains run from Manchester Airport to London Euston and Birmingham New Street 4 times every hour during peak times.

 MANCHESTER AIRPORT
M56 (J4&5) 05 mins
M60 (J5) 05 mins
CITY CENTRE 09 mins
20 mins

 MANCHESTER AIRPORT
TRAFFORD BAR 05 mins
DIDSBURY 30 mins
CITY CENTRE 35 mins
38 mins

 PEEL HALL
METROLINK STATION 06 mins



DESCRIPTION

Rowan Court provides occupiers with an excellent opportunity to acquire a self-contained premises within the well-established Concord business park at Manchester Airport. The L-shaped building is set over two storeys with a central core between the two wings.



It benefits from a high-quality fit-out already in place, which can be retained by a prospective occupier, as shown in the floorplans.

The site also provides secure car parking facilities at a very competitive ratio.



"Situated within the well-established Concord Business Park at Manchester Airport."

SPECIFICATION

As the building sits within Concord Business Park, the occupier will be able to have the full benefit of on-site amenities, which are as follows:

- A relaxed landscaped environment
- EV charging facilities
- On-site café
- 24/7 Manned security
- Fibre optic connectivity

Rowan Court can offer flexibility in providing either a fully self-contained building or be split by floor or by each wing. The specification of the building itself is as follows:

- Open plan office floor-plates
- VRF air cooling
- Fully accessible raised floors
- Suspended ceilings with LED lighting
- Extensive car parking for 87 vehicles
- Shower facility and cycle storage
- Kitchen and tea point facilities
- Male, Female and Disabled WCs
- Glazed meeting rooms
- Glazed private offices



FIT-OUT

The existing tenant fit-out provides the following:

GROUND FLOOR

- Reception and waiting room facilities
- Client tea point
- Shower facility
- Male, female & disabled WCs
- Staff dining room for 110 persons with tea point and breakout space
- 100 Person Training room facility with concertina doors to provide 3 separate rooms
- Board rooms
- 6 x 6-person meeting rooms

FIRST FLOOR

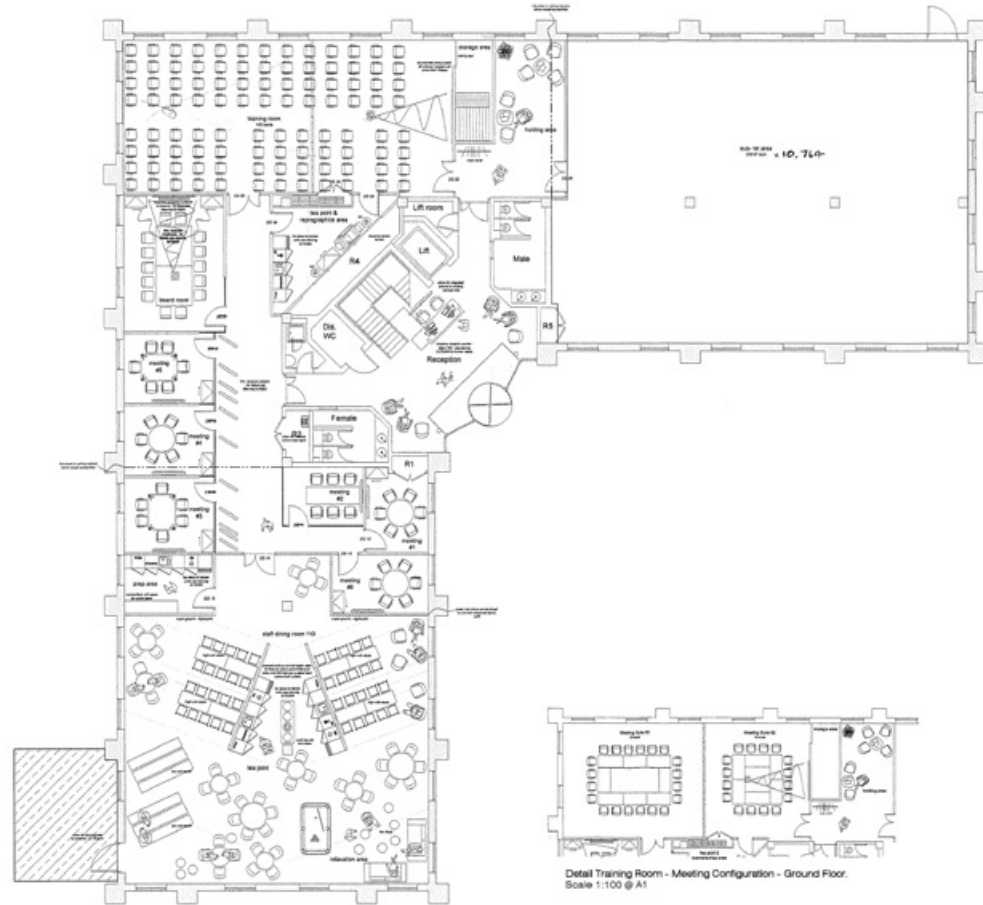
- Open plan office space with desking
- Staff kitchen facility
- Male, female and disabled WCs
- 5 x glazed Director's office
- 1 x meeting room / large office
- Store room
- Dedicated server room



"Benefits from a high-quality fit-out already in place."

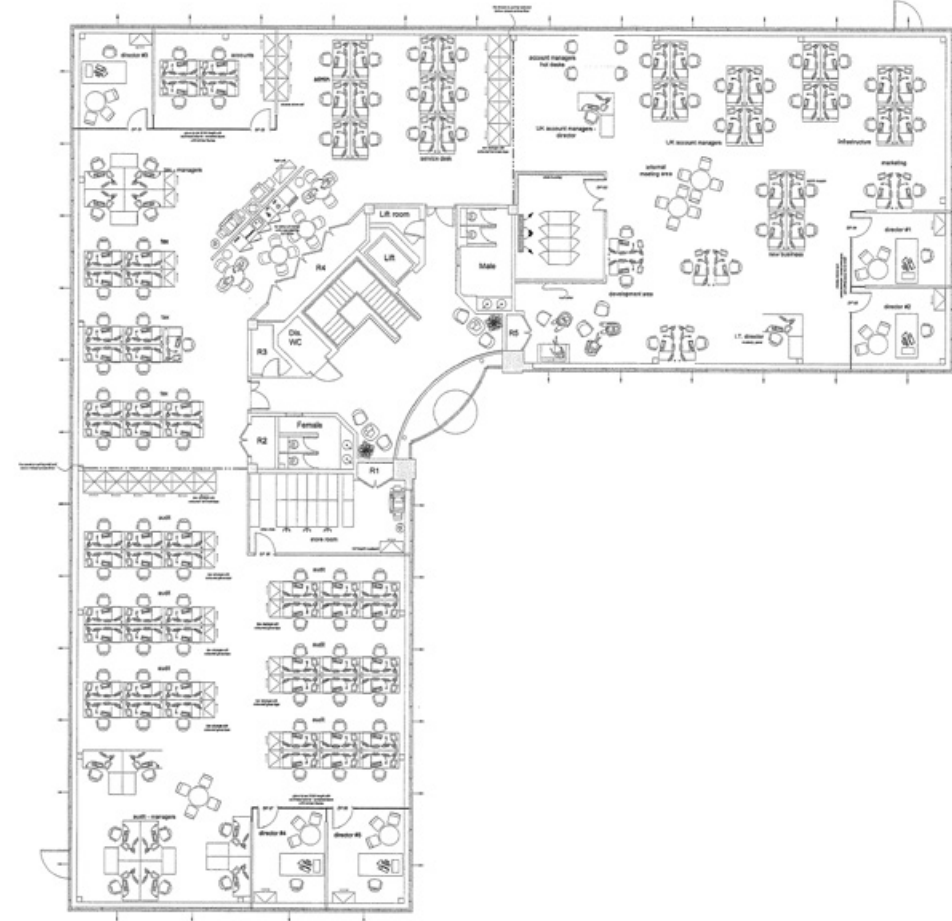


SPACE PLANS



Proposed Layout - Ground Floor, Scale 1:75 @ A1
Ceiling height - 2692 (2375 @ bulkhead within central area)

GROUND FLOOR SPACE PLAN



FIRST FLOOR SPACE PLAN



GALLERY

FURTHER INFORMATION

Available by way of assignment or sub-lease.
Rental figures available on request.

VIEWING

To view please contact the agents at Colliers RE;

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"Rowan Court offers a relaxed landscaped environment."

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