



TO LET

201-846 SQ FT



THE TOWERS

DIDSBURY
MANCHESTER
M20 2DX

Character office suites,
situated within South
Manchester's premiere
business park



A unique Grade II listed building set within a modern business park, offering tranquil leafy surroundings and excellent occupier amenities.



1. M&S Simply Food
2. Tesco
3. Aldi
4. Boots
5. The Didsbury
6. Gusto
7. The Botanist
8. Hispi
9. Slug & Lettuce
10. Parrswood Leisure Complex

Location

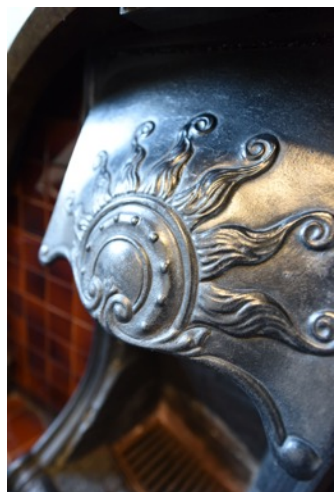
Strategically located just 5 miles south of Manchester city centre and within a few minutes' drive of the M56 and M60, The Towers provides the ideal suburban base for businesses.

For those needed access to public transport, the park is well serviced by Didsbury Train Station and Didsbury Village Metrolink, both within a short walk of the property. Didsbury is also well serviced by the regional bus network.

Manchester Airport is situated 5 miles south of the property and is easily reached by road or rail.



- CAT A SPECIFICATION
- LG7 COMPLIANT LIGHTING
- FULLY CABLED THROUGHOUT
- PRE-CONNECTED ULTRA-FAST BROADBAND
- ORIGINAL PERIOD FEATURES
- GAS FIRED CENTRAL HEATING
- BIKE HUB ACCESS



The Towers

A fully refurbished Grade II listed mansion providing unique character office suites, ideal for SME's and growing businesses.

The self-contained office suites, situated on the ground, first and second floors of the property, are fitted out to a Cat A specification, allowing the ingoing occupier to create a bespoke fit-out to meet their requirements.

Each space is completely unique, benefitting from period features and large windows.

The rent is inclusive of utilities, building insurance, and service charge.

Occupier also benefit from inclusive use of the wider site facilities, including Bike Hub, Bean Coffee and outdoor amenity space.



The 1872 Rooms @ The Towers

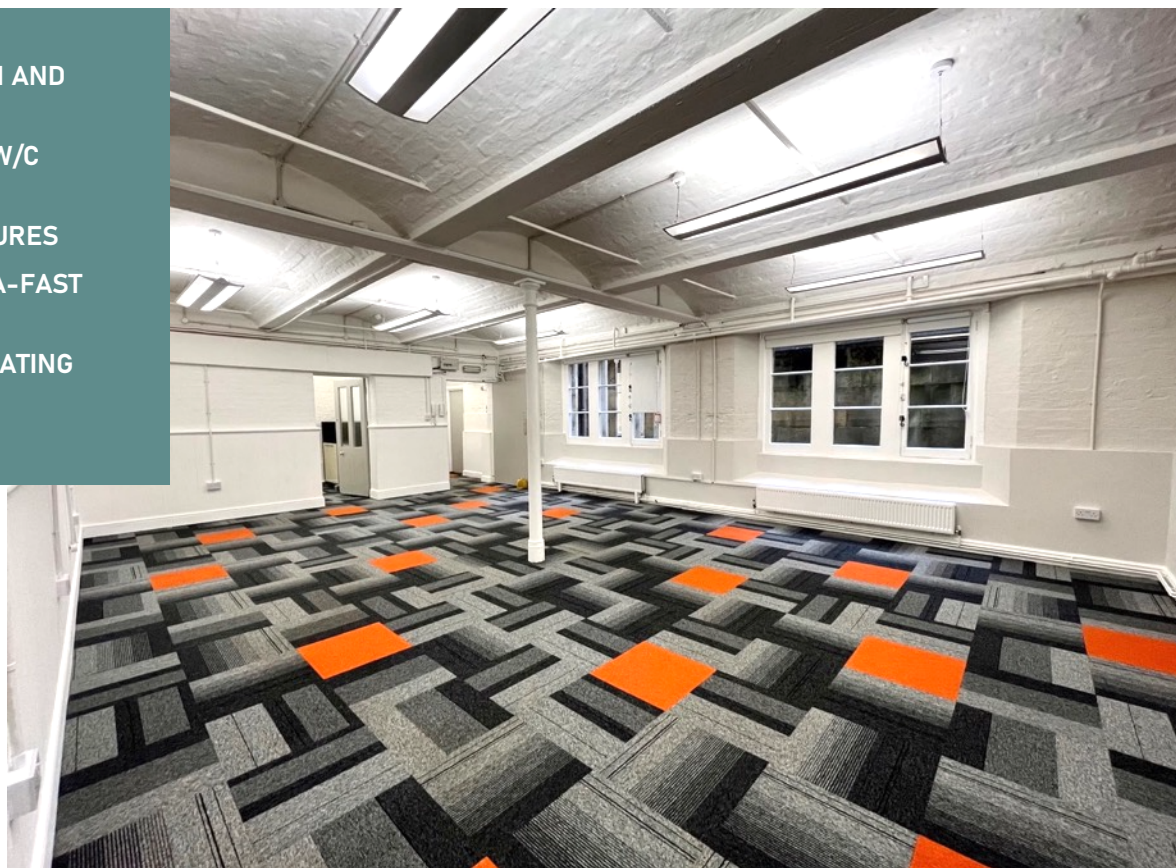
The 1872 Rooms provide a hub for small and growing business.

The lower ground floor suites have been fitted out to a modern specification whilst retaining much of the character and charm of this unique Grade II listed building.

The 1872 Rooms benefit from a shared kitchen, meeting room and break out spaces.

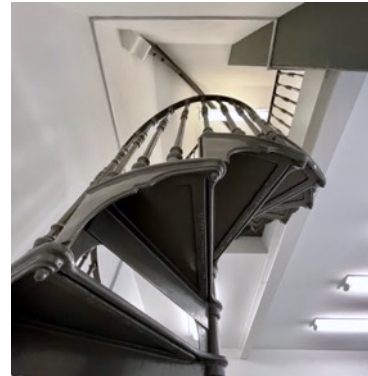
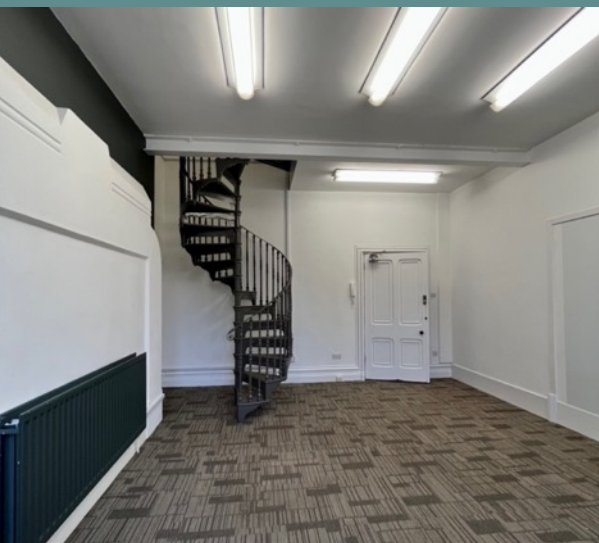
The rent is inclusive of utilities, building insurance, service charge and shared meeting spaces.

- SHARED MEETING ROOM AND BREAK OUT SPACES
- SHARED KITCHEN AND W/C FACILITIES
- ORIGINAL PERIOD FEATURES
- PRE-CONNECTED ULTRA-FAST BROADBAND
- GAS FIRED CENTRAL HEATING
- BIKE HUB ACCESS





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The Courtyard @ The Towers

The Courtyard provides private office suites with unique character features.

The office suites are situated on the ground, first and second floors and have been sympathetically refurbished to provide character workspace fitted to a modern specification.

The Courtyard suites have shared kitchen & WC facilities.

The rent is inclusive of utilities, building insurance, service charge and shared spaces.



Availability

The Towers

| SUITE | SQ FT | SQ M |
|---------|-------|------|
| SUITE 1 | 237 | 22.0 |
| SUITE 2 | 316 | 29.4 |

The Courtyard

| SUITE | SQ FT | SQ M |
|---------|-------|------|
| SUITE D | 501 | 46.5 |

The 1872 Rooms

| SUITE | SQ FT | SQ M |
|--------|-------|------|
| HOWLEY | 846 | 78.6 |
| WALTON | 201 | 18.8 |

The property has been measured in accordance with the RICS code of measuring practice (6th Edition)



Environment

Towers Business Park provides the perfect work-life balance for occupiers. An abundance of open green spaces and excellent on-site amenities make the park a truly delightful place to work.

When the sun is out, ample outdoor seating allows occupiers to make the most of this beautiful setting. Regular events take place on-site throughout the year, creating a vibrant community feel.

The on-site coffee shop is run by Bean, an award-winning independent coffee roaster, and is open daily for all your food and beverage needs.



Neighbourhood

Didsbury is one of South Manchester's most affluent suburbs and provides an ideal location for co-workers to socialise and unwind.

Whether its after work drinks, lunch with a client or just picking up some essentials before heading home, Didsbury really does have it all. A wide variety of restaurants, café's, bars, delicatessens, and independent boutiques line the attractive high street.

For those seeking some peace and quiet, the beautiful botanical gardens and park at Fletcher Moss could be just the ticket. Stunning in all seasons, a variety of paths can be taken through the formal gardens, nature reserve and riverside walks



LEASE

By way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£20.00 – £47.50 psf pa.

Rent is inclusive of heating, electricity, building insurance, service charge, shared meeting spaces and access to the wider site amenity. Broadband is not included and can be arranged directly with Telcom.

CARS

Car parking is available at a ratio of 1:295 sq ft at £500 pspa.

BUSINESS RATES

Business rates will be payable by the tenant at the prevailing rate. Some small suites may benefit from Small Business Rates Relief.

VAT

The property is elected for VAT and therefore VAT will be payable on the rent.

EPC

Certificate available on request.

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