

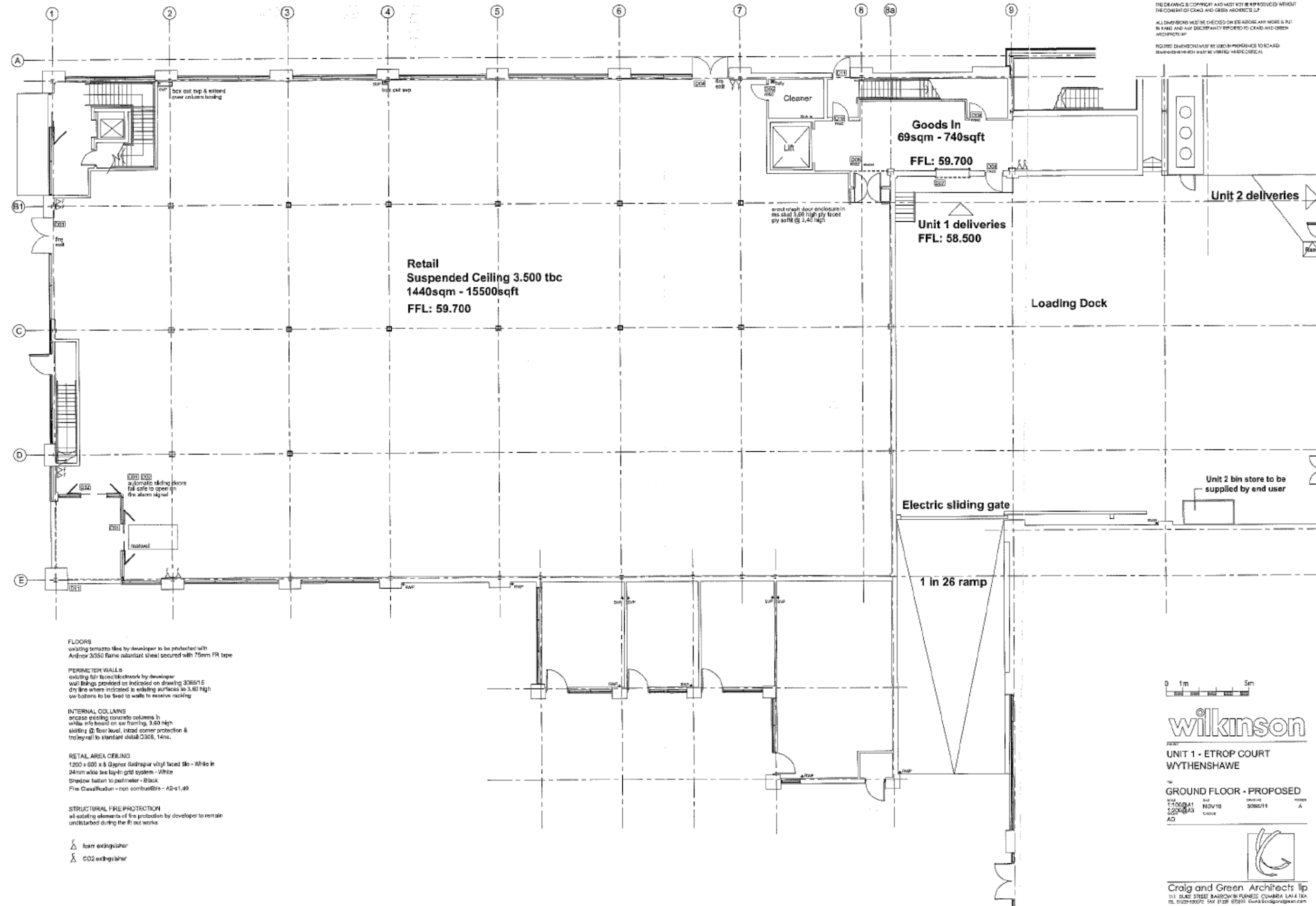


WYTHENSHAWE

Unit 1 Etrop Court, M22 5RG



savills



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UNIT 1 - ETROP COURT
WYTHENSHAW

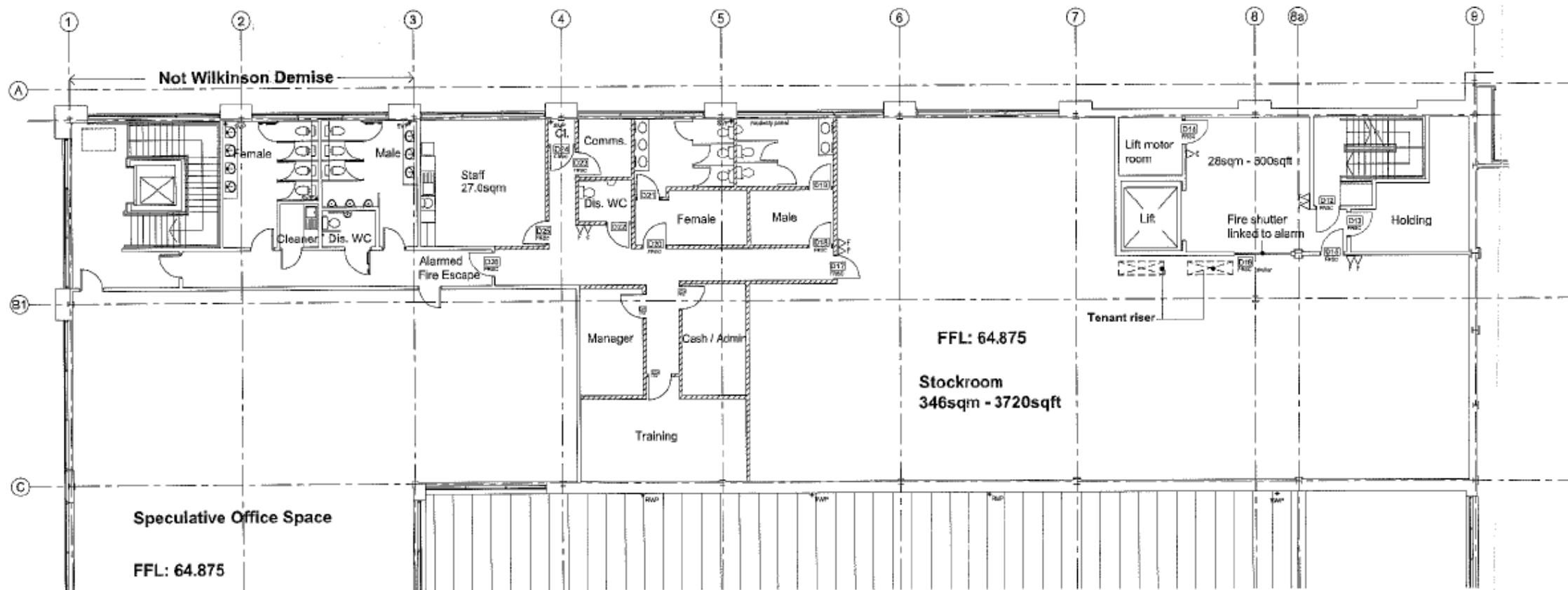
GROUND FLOOR - PROPOSED

DATE	NOV 10	NOV 10	NOV 11
1:1000	1:2500	1:2500	1:2500
AD	AD	AD	AD



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NOTES:
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WALLS
 new walls to staff areas indicated hatched to be in proprietary metal stud partition system faced in plasterboard to both sides
 2 layers 12.5th to stockroom dividing wall to provide 60min fire resistance
 1 layer 12.5th to all walls to provide 30min fire resistance
 voids to be filled with Rockwool insulation batts
 all walls to be built up to underside roof skim finish to all rooms
 tape & fill to stockroom side, 1.50m ply protection

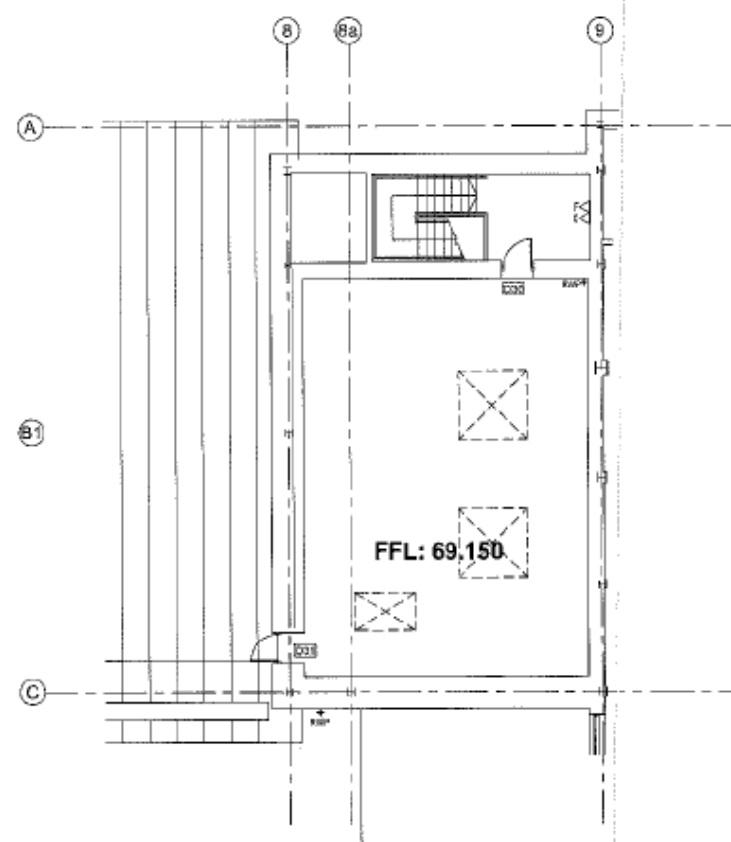
PERIMETER WALLS
 to be drylined in the new staff areas
 fair faced masonry elsewhere

FLOORS
 staff areas & corridors - sheet vinyl
 stairs - vinyl to treads, contrasting nosings
 stockroom - floor paint

STAFF AREAS & CORRIDOR CEILING
 600 x 600 x 8 Gyproc Solimar vinyl faced 1st - White in 24mm wide kee lay-in grid system - White
 Shadow bottom to perimeter - Dark Grey HAL7012
 Fire Classification - non combust (to - A2-s1, d0)

STRUCTURAL FIRE PROTECTION
 all existing elements of fire protection by developer to remain undisturbed during the fit out works

▲ foam extinguisher
 ▲ CO2 extinguisher



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 UNIT 1 - ETROP COURT
 WYTHENSHAW
 FIRST FLOOR - PROPOSED
 11/10/2011 11/10/10 3009/12
 12/10/11
 AG



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Wythenshawe Civic Centre is a popular hub situated in a large suburb in southern Manchester. The town benefits from direct access to major roadways such as the M56, M60, and other key routes to the city centre.

The town centre offers over 350,000 sq ft of retail space, around 750 free car parking spaces. The shopping centre is anchored by popular retailers such as Asda, Boots, B&M and Home Bargains.

The premises occupies a prominent position, with occupiers in the immediate vicinity including; Farmfoods, Poundland, Greggs and Wynsors.

Further Information & Viewing

Viewing strictly by appointment with Savills.



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Accommodation

The premises are arranged over ground and first floor levels, comprising the following approximate net internal areas:

Ground:	16,565 sq ft	1,539 sq m
First Floor:	6,372 sq ft	592 sq m

Service Charge

The estimated service charge for 2023/2024 is £49,029.

EPC Rating

Available on Request.

AML

Savills are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2022 and are supervised by HM Revenue and Customs. We require to identify who is selling or letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed.

Rent

On Application

Tenure

The property is available by way of a new Full Repairing and Insuring lease.

Rates

Rateable Value: £149,000

UBR (2023/24): £0.512

Rates Payable: £76,288pa

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

October 2023

savills