

# Southmoor Park Wythenshawe

Available to Let  
Warehouse

7,225 - 24,067 sq ft ( 671 - 2,236 sq m )



On-site parking



Integral office accommodation



Full height drive-in loading doors



Links to the M56 and M60



Out-of-hours security patrol



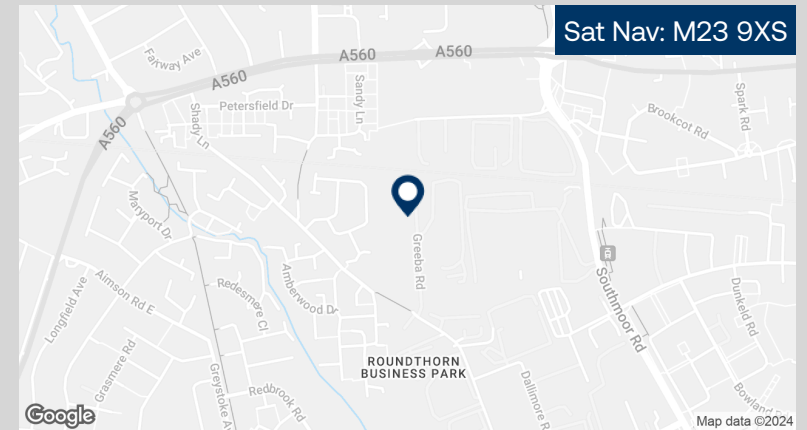
7 m eaves height





# Southmoor Park

Greeba Road, Wythenshawe, M23 9XS



## Description

These modern industrial units have been fully refurbished, offering full height drive-in loading doors that lead to the warehouse and integral office accommodation. The units benefit from a steel portal frame/insulated profile metal sheet roof and elevations, 7 m eaves and floor loading.

Externally, there are car parking and vehicle turning areas and an out-of-hours security patrol is also available on site.

## Location

Southmoor Park is located at the end of Greeba Road, within the popular Roundthorn Industrial Estate. Roundthorn is one of South Manchester's most established industrial/commercial areas with excellent links to the M56 and M60 motorways.

The estate is an established service centre for Manchester Airport, which lies approximately three miles to the South East and provides easy access into Manchester City Centre via the A5103 (Princess Parkway).

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit A3	Warehouse	9,505	883	Immediately
Unit B3	Warehouse	7,225	671	Under offer
Unit B4	Warehouse	7,337	682	Immediately
<b>Total</b>		<b>24,067</b>	<b>2,236</b>	

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