

To Let


**Young
&co**
PROPERTY
CONSULTANTS
LIMITED

REFURBISHED WAREHOUSE / INDUSTRIAL UNITS

Unit(s) 6/7, Sidcup Road, Roundthorn Industrial Estate, Wythenshawe M23 9PH

Available as a whole or separately



 c 3,150 sq ft / 6,300 sq ft / 9,450 sq ft
(plus mezzanine)

Single storey industrial unit on sought after South Manchester Industrial Estate.

- Excellent Location - within 3 miles drive of Manchester Airport (c 10 minutes away)
- Superb Labour Supply - Wythenshawe and nearby towns
- Manchester Metrolink Station (Roundthorn) - within c 400m
- Great Motorway Connections (both J3 & J4 - M56) - within 1 Mile.

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Description

The properties comprise a mid terraced single-storey industrial unit with part brick and part metal profile steel clad elevations. The roof is metal profile steel clad supported on light steel trusses. (Providing uninterrupted/clear warehouse space with a minimum working height of 5M). Loading is from a large shared yard by an electrically operated roller shutter door. There is an internal single-storey office area with toilets and kitchen facilities. The property has been refurbished and is available for immediate occupation.

Location

Situated on Sidcup Road on the established and popular Roundthorn Industrial Estate, Wythenshawe. The property has excellent access to the motorway network via Junctions 3, 4 and 5 M56 all within 2 miles. The Metrolink (Roundthorn station) is within c 400 metres and provides superb public transport access across Greater Manchester. There are various bus services to the estate (and the nearby Wythenshawe Hospital). Manchester Airport is c 3 miles to the south and Manchester City centre is c 8 miles to the north.

Accommodation

We have measured the property in accordance with the RICS code of measuring practice.

	sq ft	sq m
6. Warehouse	2,651	246.28
6. Offices	499	46.4
Mezzanine (not included in area above/below)	499	46.4
7. Warehouse	2,651	246.28
7. Offices	499	46.4
Total Warehouse	5,302	492.56
Total Offices	998	92.8

Another unit will soon become available. This means that up to 9,450 ft² (877.91 m²) can be provided within the same location.



Rental/Terms

Available upon application.

VAT

All rents quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

Legal Costs

Each party to bear its own legal costs incurred in the transaction.

Rates

The units will need to be assessed depending upon the area occupied by the incoming tenant. (Further details upon request). Prospective tenants might qualify for (small) business rates relief. Interested parties should make their own enquiries through the Valuation Office and/or Manchester City Council.

EPC

The property has a rating of D (further information available on request).

Services

All mains services are either available or connected to the property.

Viewing

Strictly by appointment with the sole agents Young and Co. Call Dean Young on 0161 885 3232 or 07825 170475



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