

# TO LET



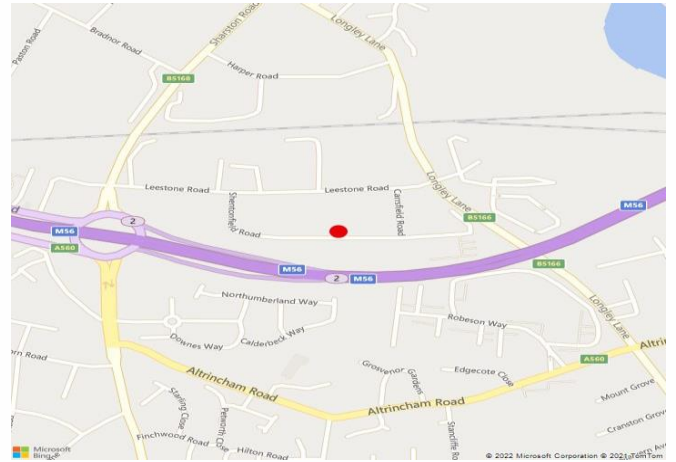
Acre House, Shentonfield Road, Sharston, Manchester, M22 4RW

**Self-Contained Modern  
First Floor Offices**  
4,305 Sq Ft (400 Sq M)

- Motorway Frontage
- Located On An Established Industrial Estate
- Modern Office Fit-Out
- Suitable For Variety of Uses Subject To Planning



## SITE PLAN



### Location

The property is located on the long established Sharston Industrial Estate in South Manchester, approximately 2.5 miles north of Manchester International Airport and 7 miles South on Manchester City Centre.

Visible from the M56, the industrial unit is strategically positioned to serve South Manchester and Stockport conurbations. Located on Shentonfield Road, the Estate is accessed from Sharston Road which connects to Junctions 2 and 3 of the M56 Motorway. The M56 provides access to Junction 3 of M60.

### Description

The premises comprise a first floor, self-contained modern office which forms part of a larger warehouse unit on a secure site. These open plan offices have recently been furnished to a high quality including CAT II lighting, perimeter trunking and ceiling mounted air conditioning all provided. There are also WC, kitchen and break out areas.

The unit is open fronted to the main road, with access via gated entrance, and secured with perimeter fencing and security lighting. Parking is available on the main road or there maybe on site parking available.

The main warehouse occupier is a wholesale distributor.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on IPMS3 basis to provide the following floor areas:

**First Floor - 4,305 SQ.FT. (400 SQ.M.)**

### Asking Rent

The property is available on a Leasehold basis on terms to be negotiated at a commencing rent of **£40,000 per annum**.

### Business Rates

The property will need to be reassessed for rates purposes.

### EPC

D (91) A copy of the EPC is available upon request.

### VAT

All figures quoted are exclusive of Value Added Tax, which may be charged at the prevailing rate.

### Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

**Dan Rodgers**

E: [danrodgers@roger-hannah.co.uk](mailto:danrodgers@roger-hannah.co.uk)

