

- Let to a well established IT company (strong covenant – further details on request) with over 4 years unexpired
- Passing rent £82,000pa £13.28/sqft but with outstanding rent review from Sept 2023.
- ERV c £17/sqft so excellent reversionary potential
- 22 car spaces
- Prominence to Princess Rd (A5103)



HIGH QUALITY OFFICE INVESTMENT WITH PROMINANCE TO PRINCESS ROAD (A5103)

3 Christie Fields Office Park

CHRISTIE WAY, WEST DIDSBURY,
MANCHESTER, M21 7QY

FOR SALE

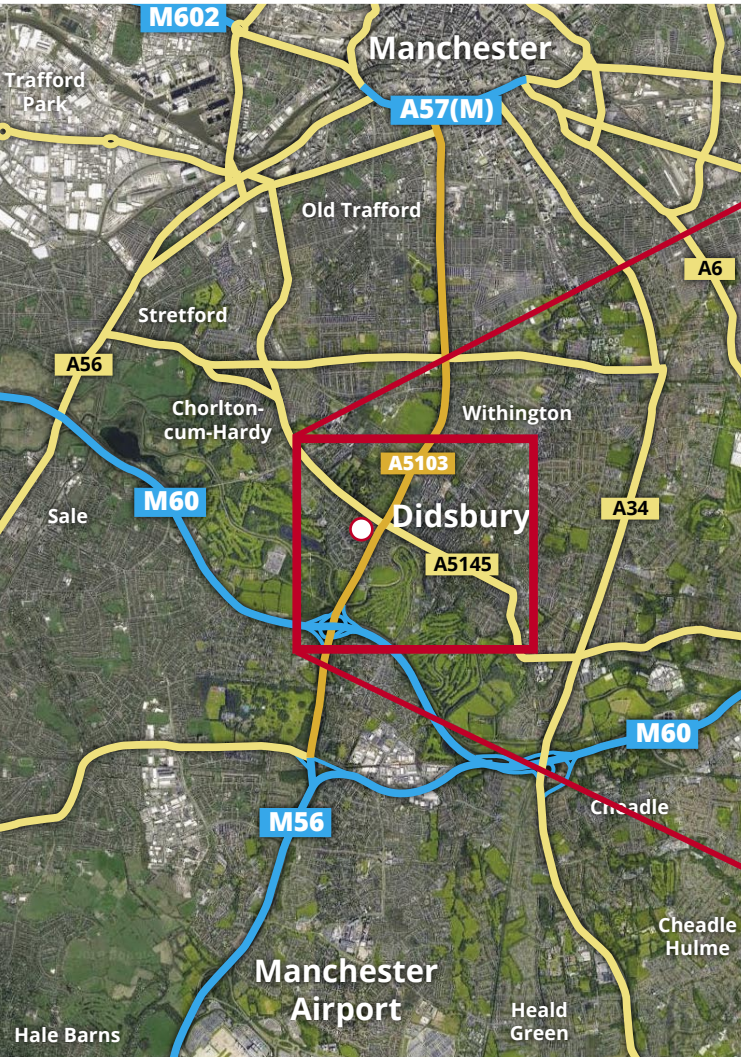
577.80 SQM (6,220 SQFT) PLUS DEDICATED
CAR PARK TO FRONT WITH 22 SPACES

Location

Christie Office Park enjoys a high profile to Princess Road (A5103), the main arterial route into Manchester City Centre from the south and the M56 motorway. The scheme is located adjoining the junction with Barlow Moor Road (A5145) and close to junction 5 of the M60. The property lies on the border between the fashionable South Manchester suburbs of West Didsbury and Chorlton, both of which offer a range of trendy bars and restaurants.

The location is highly accessible. The regional motorway network is on the doorstep and Manchester International Airport is within 10 minutes drive. Manchester City Centre is reached in 10 minutes by car. Withington Metrolink Station is 5-10 minutes' walk along Princess Parkway and offers direct tram services to Manchester Piccadilly and East Didsbury.

The surrounding residential areas offer a wide labour pool and major office occupiers in the locality include Siemens, Great Places Housing Group, Contour Homes, Southway Housing Trust, Optegra, Carrier Travel, IBI Group, together with the Spire Hospital.



- 1 3 Christie Fields
- 2 Kids Allowed
- 3 Beefeater
- 4 Premier Inn
- 5 Spire Hospital
- 6 Siemens
- 7 McDonalds
- 8 Asda Express
- 9 Woodstock P.H.
- 10 Albert's Didsbury
- 11 Boulevard Deli
- 12 RX Gym
- 13 Withington Metrolink
- 14 Metrololitan P.H.
- 15 Piccolino Restaurant
- 16 Folk Café Bar
- 17 Pizza Express
- 18 Northern Tennis Club



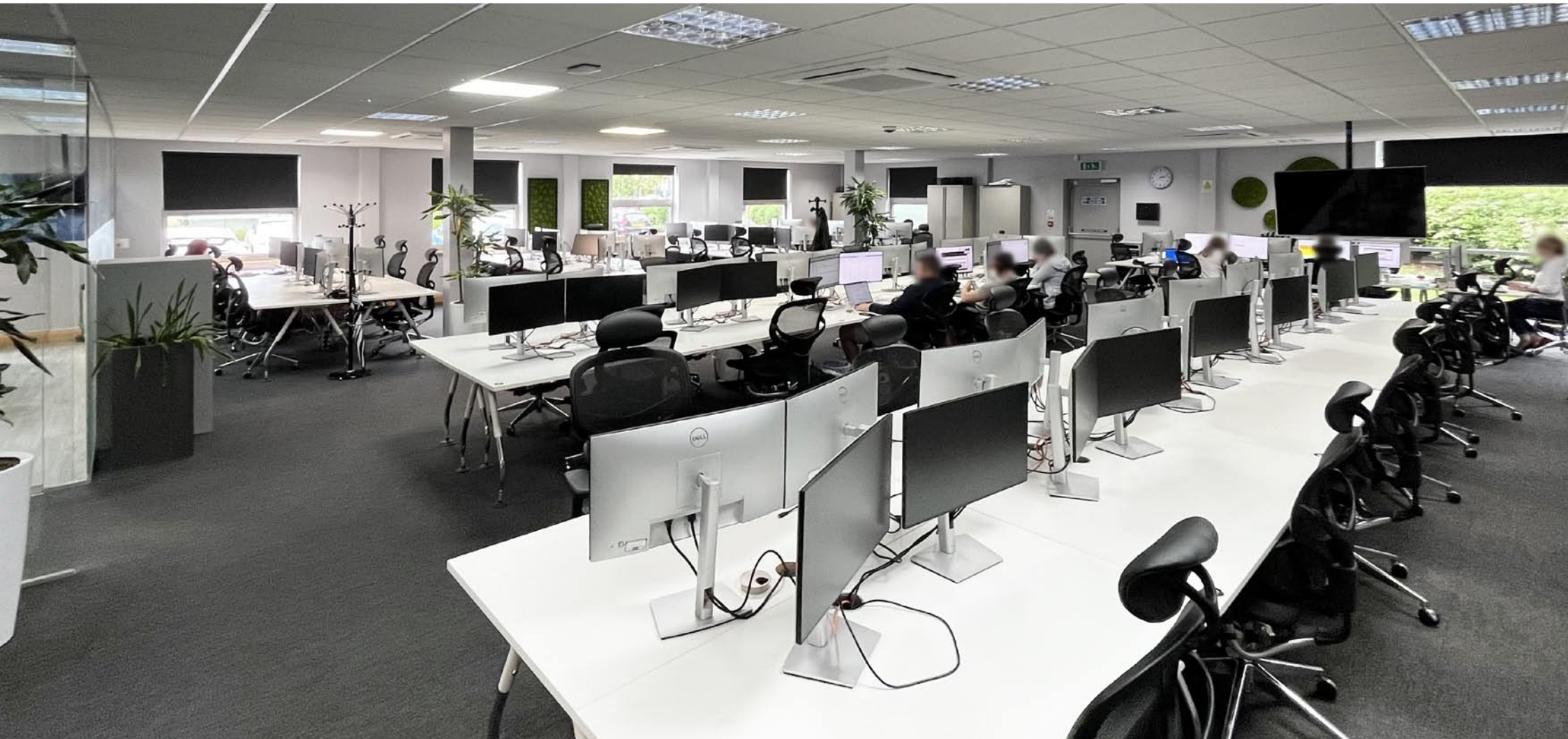
Christie Office Park

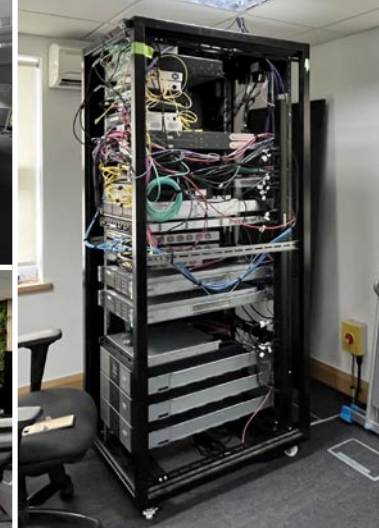
Christie Office Park is a development of seven 2-storey office buildings set in attractive landscaped grounds with on-site car parking. Occupiers on the estate include Milk Design, Leon Herman Accountants, The Knee Doc and Nationwide Vehicle Contracts.

Unit 3

Unit 3 is a modern, detached 2-storey office building with attractive brick and glazed elevations. The building is accessed via an impressive double height, fully glazed entrance with a feature staircase and an automatic passenger lift giving access to the 1st floor.

The building provides high specification office space on Ground and 1st Floors which is both efficient and flexible in terms of use and layout. Both floors are subdivided with high quality glazed partitions to provide a useful mix of private and open plan offices. High quality fitted kitchens are provided on each floor.





Description

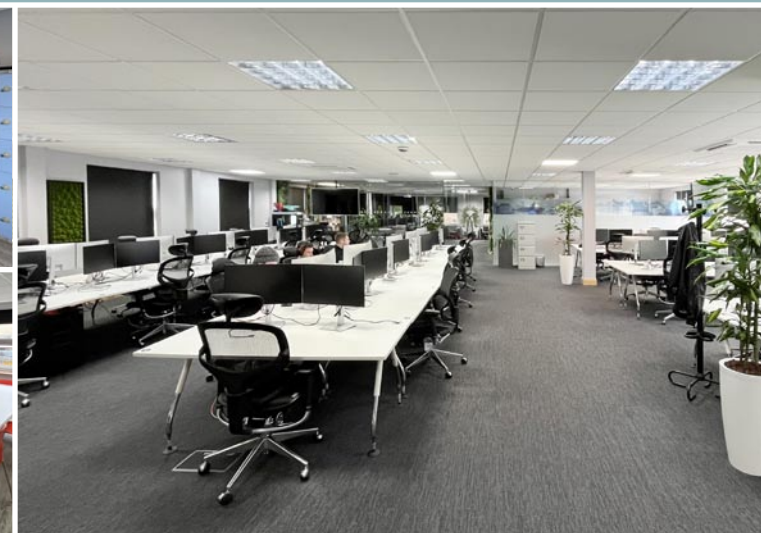
The building and offices benefit from the following high quality specification:

- Full access raised floors
- High quality carpet tiles
- Glazed partitioned meeting rooms at ground and first floor levels
- Air Conditioning
- Double glazing
- Suspended ceilings with recessed energy efficient lighting
- Fitted kitchens on each floor
- Male, female and disabled wc's
- Lift access
- Good parking allocation - 22 spaces.

Floor Area

According to VOA the net internal areas are as follows:

Ground floor	290.56sqm	(3,128sqft)
First floor	287.24sqm	(3,092sqft)
Total	577.80sqm	(6,220sqft)



Local Amenities

On-site amenities at Christie Fields include a Premier Inn hotel, Beefeater pub/restaurant and Kids Allowed Day Nursery. There is also a McDonalds and an Asda petrol station and convenience store within 5 minutes walk.

West Didsbury is one of the most vibrant and cosmopolitan suburbs of South Manchester and offers an eclectic mix of high quality restaurants, uber-trendy bars and fashionable cafe's, including the following:

- Alberts Restaurant & Bar, Barlow Moor Road
- The Woodstock Arms, Barlow Moor Road
- The Metropolitan, Burton Road
- Folk Café Bar, Burton Road
- Piccolino, Lapwing Lane
- Pizza Express, Lapwing Lane
- Boulevard Deli, The Boulevard, Didsbury Point
- RX Gym, The Boulevard, Didsbury Point
- The Northern Racquet Sports & Fitness Club, Palatine Road



Alberts Restaurant & Bar



The Woodstock



Folk Café Bar



Pizza Express



RX Gym



Withington Metrolink



The Metropolitan



Piccolino



Boulevard Deli



The Northern Racquet Sports & Fitness Club



Lease

There is a reversionary lease from 18th July 2022 expiring 28th September 2028 (4 years 4 months unexpired) with an outstanding rent review from 29th Sept 2023. The passing rent is £82,600pa (£13.28/sqft). Terms are fully repairing and insuring. The tenant has been in occupation since 2012.

Title

The property is held long leasehold for a term of 125 years from 5th April 2000.

Purchase Price

Offers in excess of £1.1m (£177/sqft) which equates to a net initial yield of 7.11% based on the passing rent and 9.11% on the reversion based on an ERV of £17/sqft (£105,740pa).

EPC

The property has an EPC rating of B.

Tenant/Covenant

The property is let to a well established IT company with an Experian score of 93 which is low risk. Further information available on request.

Viewing

By appointment with the joint agents WT Gunson or TFC Commercial:



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