

# TO LET

**INDUSTRIAL ACCOMMODATION**  
Ranging from 10,754 - 18,179 sq ft

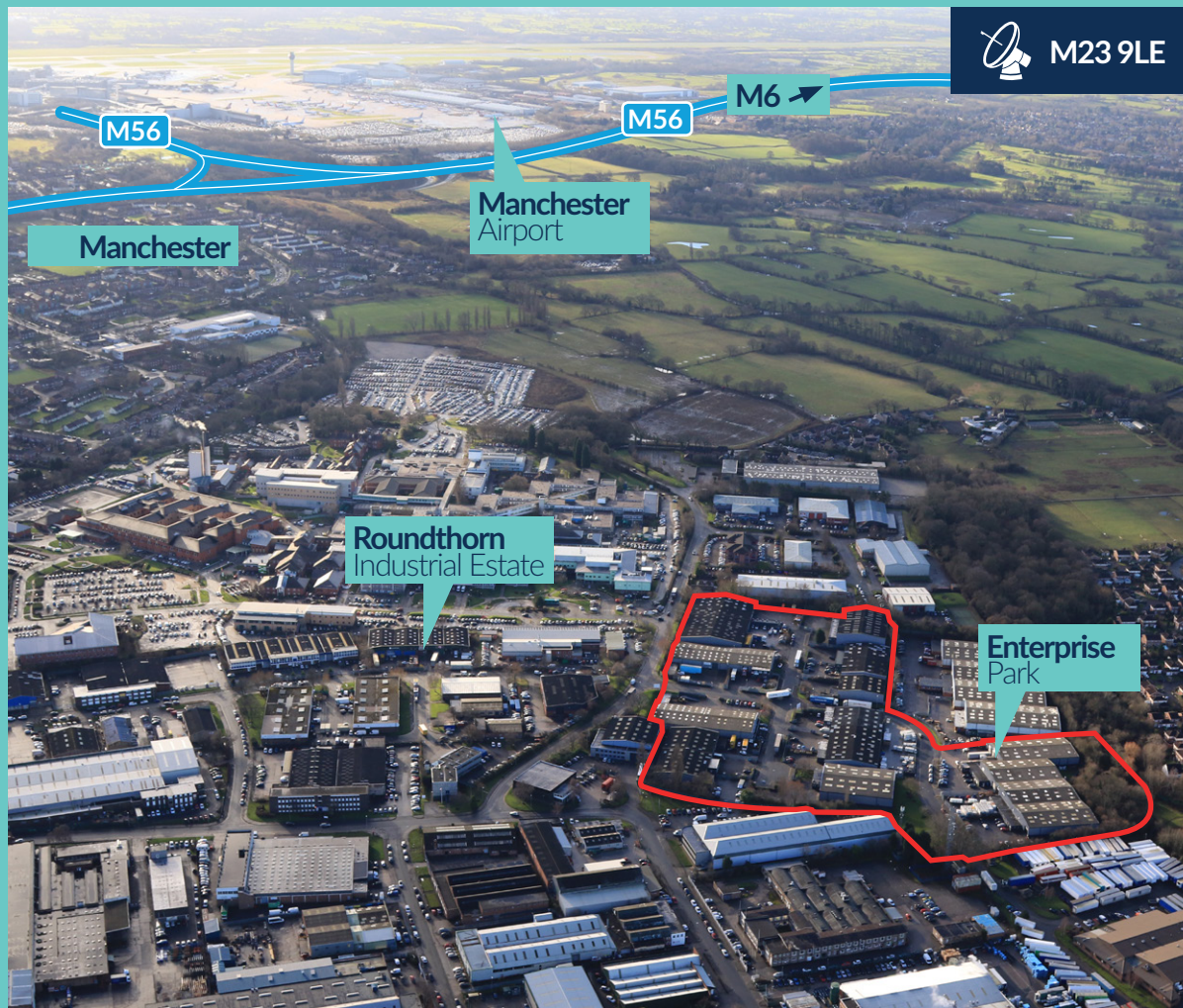
# Enterprise Park

Roundthorn Industrial Estate, South Manchester



**ENTERPRISE ZONE**  
5 years rates free  
Subject to status





# Enterprise Park

INDUSTRIAL ACCOMMODATION

## Location

Enterprise Park is located at the centre of the Roundthorn Industrial Estate, one of South Manchester most established industrial and commercial areas. The estate benefits from excellent transport connections as it is located within 2m of J5 M60 and J3&4 of the M56. Enterprise Park is an established service centre of Manchester International Airport which is located approximately 3 miles to the SE. The estate is also now connected by the Metrolink which has a dedicated stop at Roundthorn Industrial Estate connecting to locations including Manchester Airport and City Centre.

Enterprise Park is in a government backed Enterprise Zone and is therefore in the rare position of being able to offer no business rates until 31st March 2018.

Location	Distance	Drive Time
Manchester Airport	3.1 miles	8 minutes
Manchester City Centre	7.4 miles	21 minutes
Warrington	20.8 miles	33 minutes
Birmingham	82.5 miles	1 hour 26 minutes





## Description

The estate provides a variety of industrial accommodation ranging in size from 5,496 - 45,283 sq ft.

The units will be refurbished to a high specification and finish to provide quality warehouse and office areas.

### The specification highlights include:

- Full height access via steel roller shutter doors
- Height to eaves from 5.75m
- High quality integral office accommodation
- External palisade security fencing providing enclosed yards.

## Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Description	sq ft
Unit C	17,842
Unit 8	10,754



# Enterprise Park

INDUSTRIAL ACCOMMODATION

## Rent

Upon application.

## Tenure

The units are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Security

All refurbished units have been provided with secure palisade fences to their perimeter.

## Energy Performance Certificate

An EPC for each unit is available upon request.

## Business Rates

Five years Zero Business Rates if moving in before 31st March 2018, subject to status.

## Viewing / Further Information

For further information or an opportunity to view please contact the joint agents.



savills.co.uk  
0161 236 8644



**DUNEDIN**  
INDUSTRIAL  
**0333 220 5022**  
www.dunedinindustrial.co.uk

Alex Palfreyman

E: apalfreyman@savills.com  
T: 0161 236 8644

Sian Scaife

E: sscaife@dunedinproperty.co.uk.com  
T: 07867393493

IMPORTANT NOTICE: These details were compiled September 2015 and whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer, lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. February 2016. RB&Co 0161 833 0555. www.richardbarber.co.uk