

**TO LET**



## **Warehouse Unit**

619.7m<sup>2</sup> (6,670 sq ft) plus Mezzanine

**Units 4/5  
Tilson Road  
Roundthorn Ind Est  
Wythenshawe  
M23 9GF**

- Popular Roundthorn Industrial Estate location
- Junctions 3 & 4 of M56 motorway approx. 1 mile to the east
- Roundthorn Metrolink Station within close proximity
- Close to Wythenshawe Hospital

## LOCATION

The unit is located on Tilson Road on the well established Roundthorn Industrial Estate in Wythenshawe, Manchester. Junctions 3 and 4 of the M56 motorway are approx. 1 mile to the east and Manchester Airport is approx. 3 miles to the south. Manchester City Centre is approx. 8 miles to the north.

Roundthorn Industrial Estate is immediately adjacent to Wythenshawe Hospital, one of the largest hospitals in the South Manchester region. Roundthorn Metrolink Station is within close proximity to the subject property on Southmoor Road.

## DESCRIPTION

The property comprises a warehouse unit of steel portal frame construction beneath a pitched cement sheet roof.

Internally, the unit provides predominantly open plan warehouse space but with a section of offices over ground floor and mezzanine level together with kitchen and WC facilities. The unit has an eaves height of approx. 3.5 meters. The unit benefits from sodium lighting, three phase electric and an electric roller shutter loading door.

Externally, there is car parking to the front of the unit within a shared yard area.

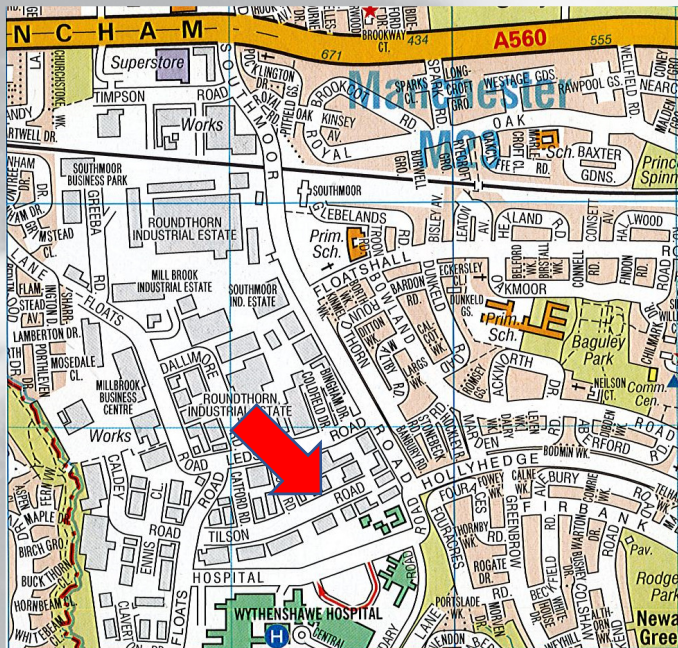
## ACCOMMODATION

As measured on a gross internal basis in accordance with the RICS Property Measurement 1<sup>st</sup> Edition the areas are as follows:-

Ground Floor	619.70m <sup>2</sup>	(6,670 sq ft)
Mezzanine	49.64m <sup>2</sup>	(534 sq ft)

## LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of £35,000 per annum.



## BUSINESS RATES

The rateable value of the premises is £19,250 and the rates payable are £9,490.25pa (2018/19 - 49.3p/£).

## EPC

A copy of the EPC is available upon request.

## VAT

We are informed that VAT is not applicable.

## VIEWING

By appointment with the sole agent,  
**W T Gunson for the attention of:**

**Neale Sayle**  
(Email: [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk))

Or

**Sam Beckett**  
(Email: [sam.beckett@wtgunson.co.uk](mailto:sam.beckett@wtgunson.co.uk))

**Tel: 0161 833 9797**

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