

# Gifford Dixon

Commercial Property

## TO LET

OFFICE, RETAIL & INDUSTRIAL UNITS



**Wilsons Park, Monsall Road, Newton Heath**

**Manchester, M40 8WN**

Space available from 121 Sq. Ft. to 1,994 Sq. Ft.

**Inclusive rents starting from £360 + VAT per month**

[gifforddixon.co.uk](http://gifforddixon.co.uk)

**0161 667 1317**

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## DESCRIPTION

Built on the site of the former Wilsons Brewery, which dates back to the 1880s, the original buildings form part of the serviced offices offered here today. The building was refurbished in 2017 - while maintaining the historic character - to create 85 modern flexible workspace units that together won the Business Centre Association's '2017 Workspace of the Year' award, as well as being runners up in 2018 and 2019.

With quality professional facilities, a café, secure parking and a bustling business vibe, the site at Wilsons Park in Newton Heath caters for all of your business needs within a stone's throw of the city centre.

## LOCATION

Located two miles northeast of Central Manchester in Newton Heath, just off the A62 Oldham Road, with the M60 only minutes away. For public transport, Central Park and Monsall tram stops are both within a 5-minute walk and the number 83 bus stops close to the centre. The nearest railway stations are Dean Lane, 0.9 miles away, and Manchester Victoria, 1.8 miles away.

## TERMS

Office and Industrial space is available on inclusive 12 monthly licence agreements, and include the following:

- Fully decorated and carpeted offices
- No legal fees, sign-up fees or exit fees
- Free Wi-Fi in main building
- Utilities – lighting and heating are included unless stated otherwise
- 24 hour access/ 365 days a year
- A dedicated locked mailbox
- Common parts cleaned on a daily basis
- Buildings insurance
- Window cleaning
- Building maintenance

## BUSINESS RATES

The ingoing tenant is to be responsible for the business rates on the space that they occupy, however in the majority of instances there will be nothing to pay due to Small Business Rates Relief (RV of up to £12,000 exempt if this is their only business premises).

## EPC RATING

EPC's are available upon request.

## LEGAL COSTS

Biz Space have an in house licence agreement which they use as standard, therefore there are no legal fees.

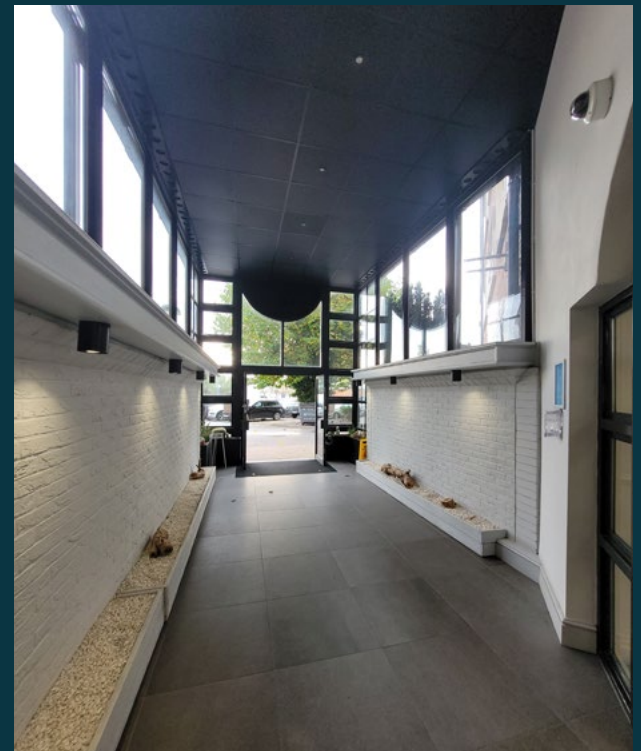
## VAT

We understand that VAT is applicable to the rent on this property.

## CONTACT



**Steven Gifford-Dixon**  
steven@gifforddixon.co.uk



Subject to contract 10th November 2022

# 0161 667 1317

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## ACCOMMODATION

Office space is currently available with suites from 121 Sq. Ft. and Industrial units up to 1,994 Sq. Ft. and the premises has scope to grow with your business, adding space as and when required.

Rents start from £360 per month + VAT.

The current available listings and prices can be found below:

Available now	Type	Comments	(Sq F)	Rent	Heating	Inc VAT	Deposit	Total
Building 2E	Office	Ground floor office with fair carpet, painted and new UPVC windows	220	£655	Included	£785	£1,571	<b>£2,356</b>
Building 1 Suite 1B office A	Office	1st floor office with good carpet and LED lighting	286	£708	Included	£849	£1,699	<b>£2,548</b>
Building Suite 3A office 3	Office	3rd floor office with good carpet and LED lighting	152	£453	Included	£544	£1,087	<b>£1,631</b>
Building Suite 3A office 8	Office	4th floor office with good carpet and LED lighting	144	£450	Included	£540	£1,080	<b>£1,620</b>
Building 9B	Shop	Ground floor shop front	455	£802	Recharged	£962	£1,925	<b>£2,887</b>
Building Suite 4A office 3	Office	4th floor office with good carpet	147	£438	Included	£526	£1,051	<b>£1,577</b>
Building 1 Suite 1B office C	Office	1st floor large office	323	£780	Included	£936	£1,872	<b>£2,808</b>
Building 1 - GL	Office	Ground floor office	121	£360	Included	£432	£864	<b>£1,296</b>
Building 10G	Industrial	Small ground floor unit with double door access	1050	£1,843	Recharged	£2,211	£4,423	<b>£6,634</b>
Building 2 - J	Office	Ground floor office with good carpet, blinds and window	261	£646	Included	£775	£1,550	<b>£2,326</b>
Building 1 Suite 1A office 10	Office	1st floor office with internal store/ office	244	£667	Included	£800	£1,601	<b>£2,401</b>
<b>Available soon</b>								
Unit 20	Studio	Ground floor office/ studio space <b>Available November 2022</b>	1115	£1,506	Direct	£1,807	£3,614	<b>£5,422</b>
Unit 25	Studio	Ground floor office/ studio space <b>Available December 2022</b>	1115	£1,506	Direct	£1,807	£3,614	<b>£5,422</b>
Building 1 Suite 4A office 4	Office	4th floor office with good carpets and windows <b>Available December 2022</b>	209	£653	Included	£784	£1,567	<b>£2,351</b>
Building 12 E	Industrial	Large ground floor unit with double door access <b>Available December 2022</b>	1994	£1,675	Recharged	£2,010	£4,020	<b>£6,030</b>

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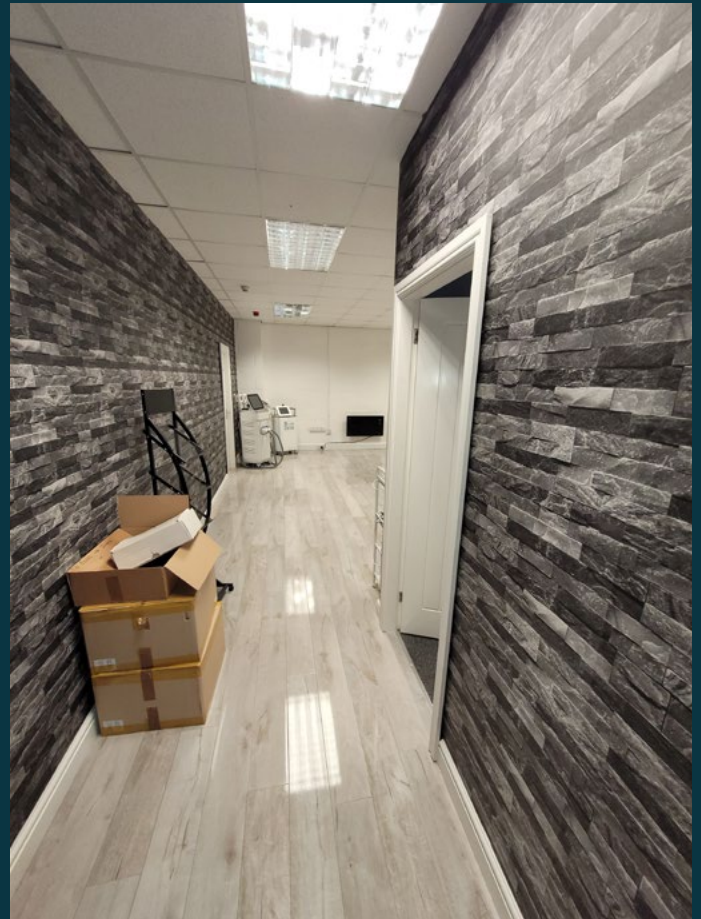
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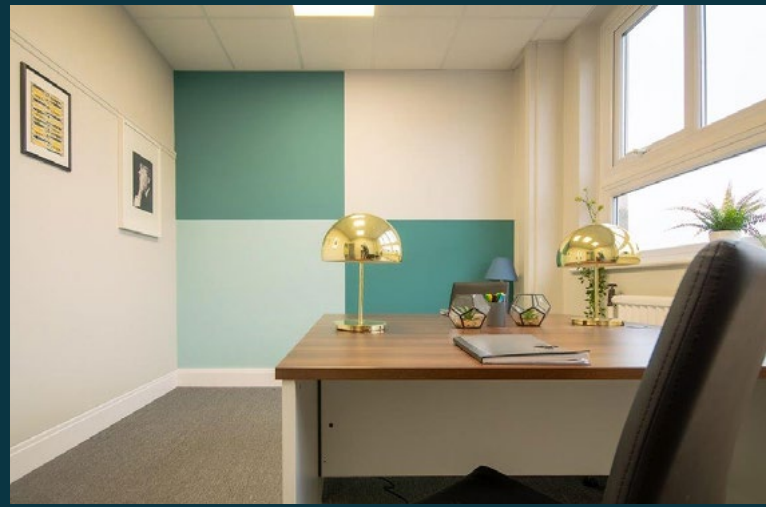
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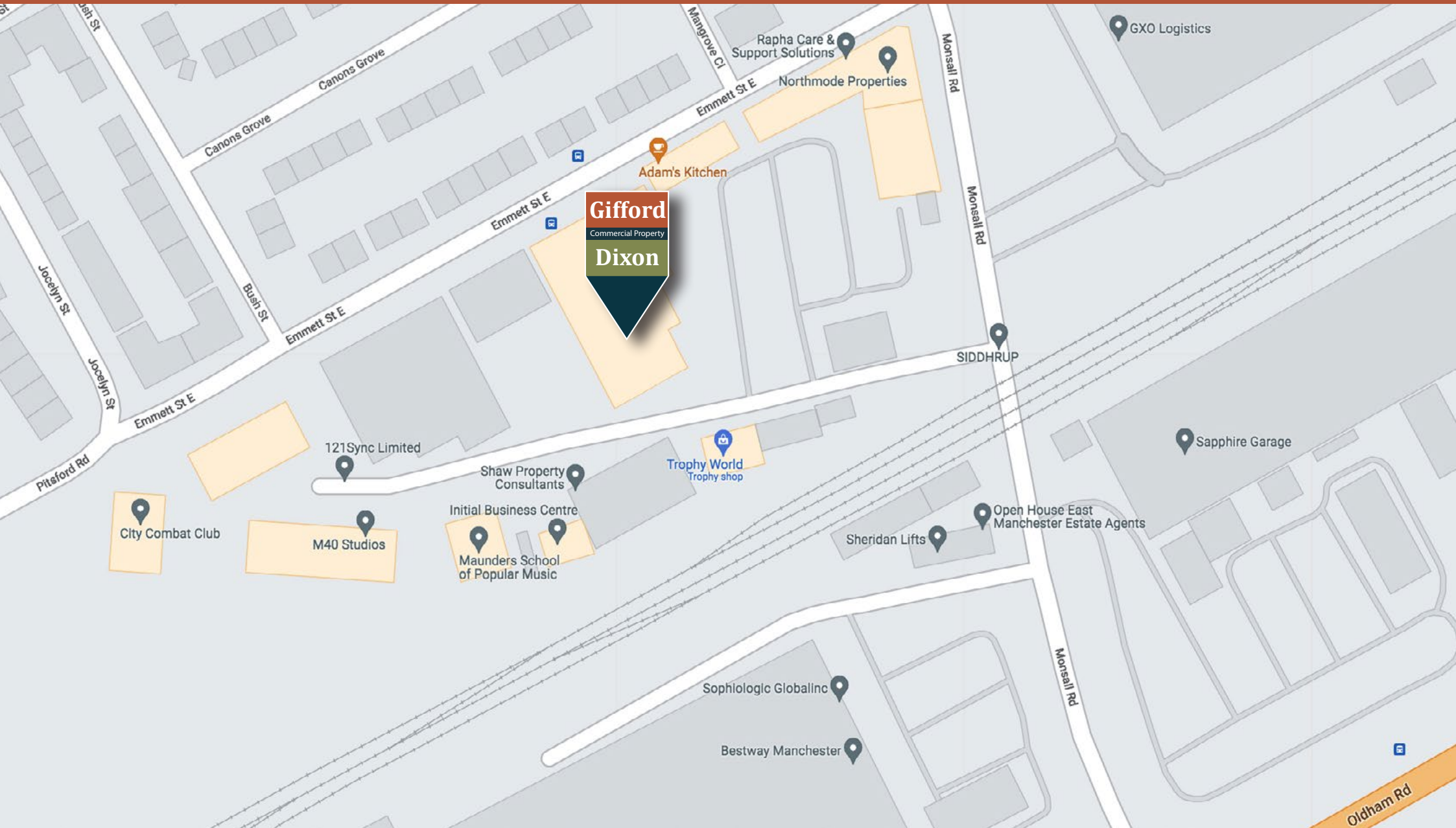


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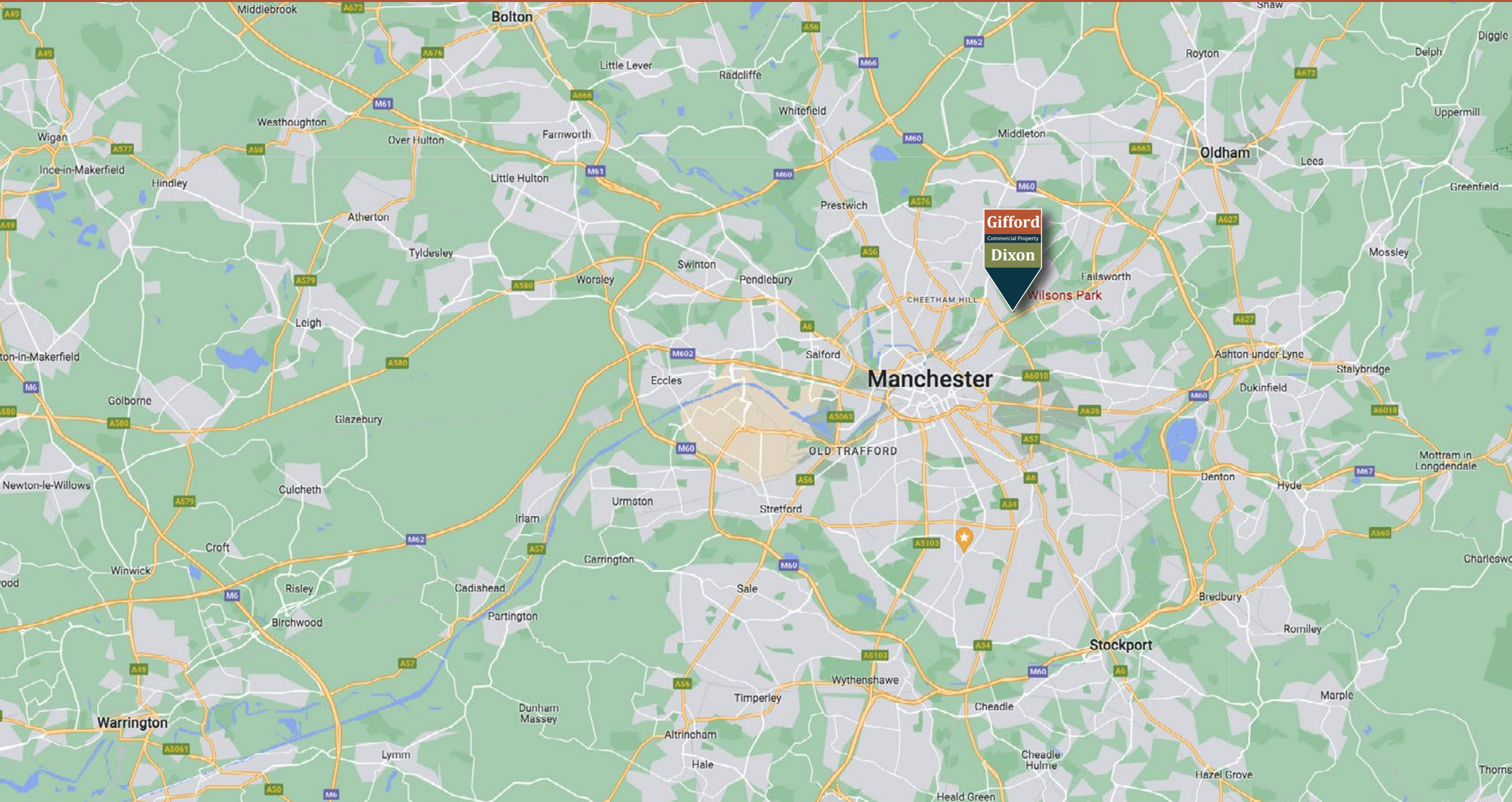
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