

kk

TO LET



WAREHOUSE UNIT

944.45m² (10,166 sq ft)

Afamia House
Tilson Road
Roundthorn Ind Est
Wythenshawe
M23 9GF

- A popular Roundthorn Industrial Estate location
- Junctions 3 & 4 of M56 motorway approx. 1 mile to the east
- Roundthorn Metrolink Station within close proximity
- Approx 5.8m eaves
- Close to Wythenshawe Hospital

LOCATION

The property is located on the south side of 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 detached warehouse premises of steel portal frame construction with brick elevations beneath a recently steel sheet over clad asbestos roof. There is also additional new steel cladding to the front elevation.

Internally, the accommodation provides predominantly open plan warehouse space but with a section of offices with an additional mezzanine office above and a utilities block with kitchen and WC facilities. The unit has an electric roller shutter loading door. The eaves height is approx. 5.8m with 8m to the apex.

New palisade fencing has been installed to the front of the site creating a secure storage yard/parking area also adding to the security of the premises. There is also additional yard storage to either side of the premises.

ACCOMMODATION

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

Warehouse	830.59m ²	(8,940 sq ft)
Offices	100.33m ²	(1,080 sq ft)
Kitchen/WCs	13.60m ²	(146 sq ft)
Total GIA	944.45m²	(10,166 sq ft)
Plus Mezzanine	102.22m ²	(1,100 sq ft)

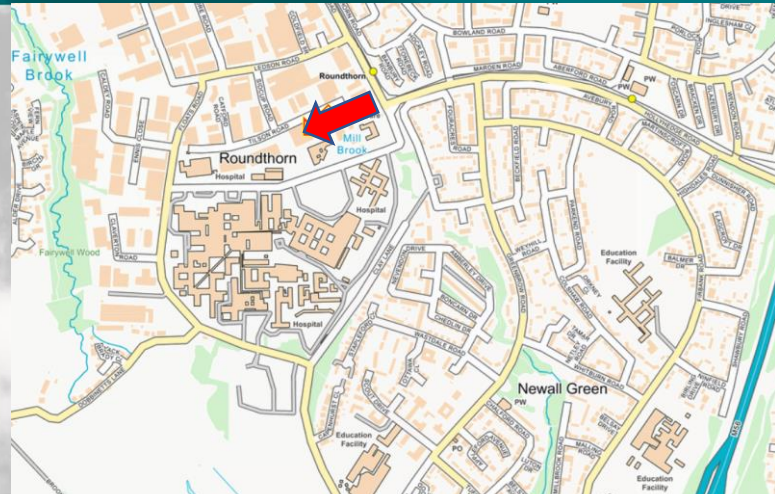
LEASE

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 **£62,500 per annum**.

BUSINESS RATES

The rateable value of the premises is £49,750 and the rates payable are £24,825.50pa (49.9p/£ - 2023/24).

Please note transitional relief will apply. Interested parties should enquire direct with the local authority.



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
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Matt Styles
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