



WATERSIDE

1 CREWE ROAD

Adjacent to Moor Road Metrolink Station

SOUTH MANCHESTER M23 9BE

TO LET/MAY SELL - HIGH SPECIFICATION OFFICE SUITES
8,410 – 40,493 sq ft

COMPREHENSIVELY REFURBISHED TO A GRADE A SPECIFICATION
WITH 144 CAR PARKING SPACES



ENTER



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WATERSIDE

HIGH SPECIFICATION
OFFICE SUITES

DESCRIPTION

Waterside comprises a modern self-contained two storey office building which has been comprehensively remodelled to provide outstanding office accommodation.

The building also benefits from mature landscaped gardens and a secure, monitored gated entry system with dedicated secure parking for up to 144 cars.

Waterside is superbly positioned to access the regional motorway network, Manchester Airport and the numerous South Manchester amenities this area benefits from.





SPECIFICATION

The building has undergone a complete refurbishment to the following specification.



New double glazed windows



Remodelled entrance and reception



Raised flooring



LED lighting



Exposed and suspended ceiling



New carpet throughout



Showers



Male & female WC's to each floor



144 car parking spaces (1:281)



VRF air conditioning throughout



Fully landscaped grounds



Bench seating and picnic tables



Secure and gated site



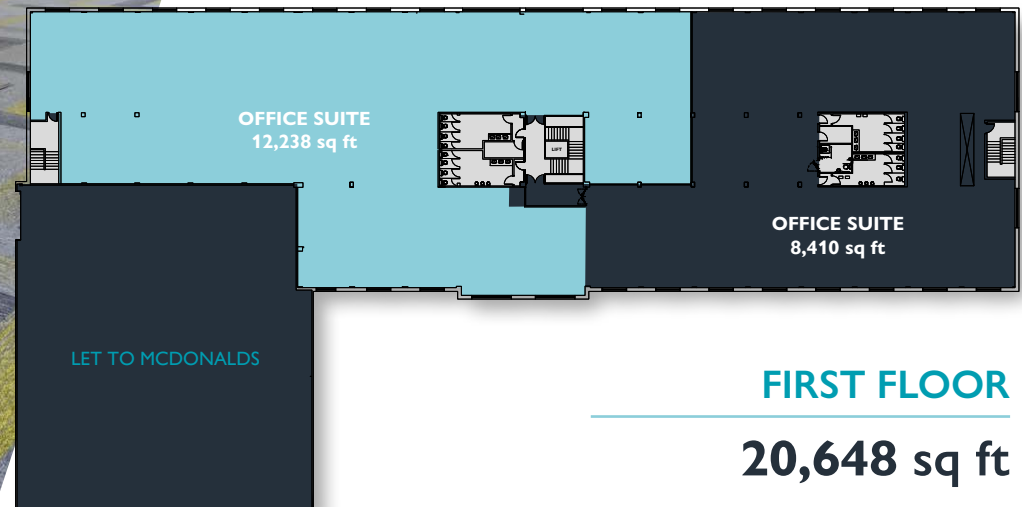
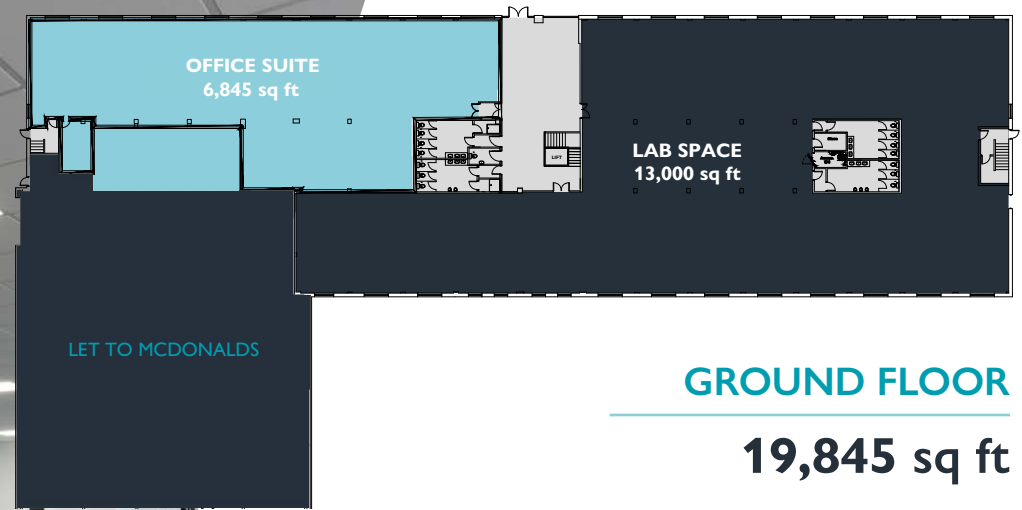
Bicycle rack

FLOORPLANS

ACCOMMODATION SCHEDULE

GROUND FLOOR	- 13,000
	- 6,845
FIRST FLOOR	- 12,238
	- 8,410
<hr/>	
	40,493 sq ft

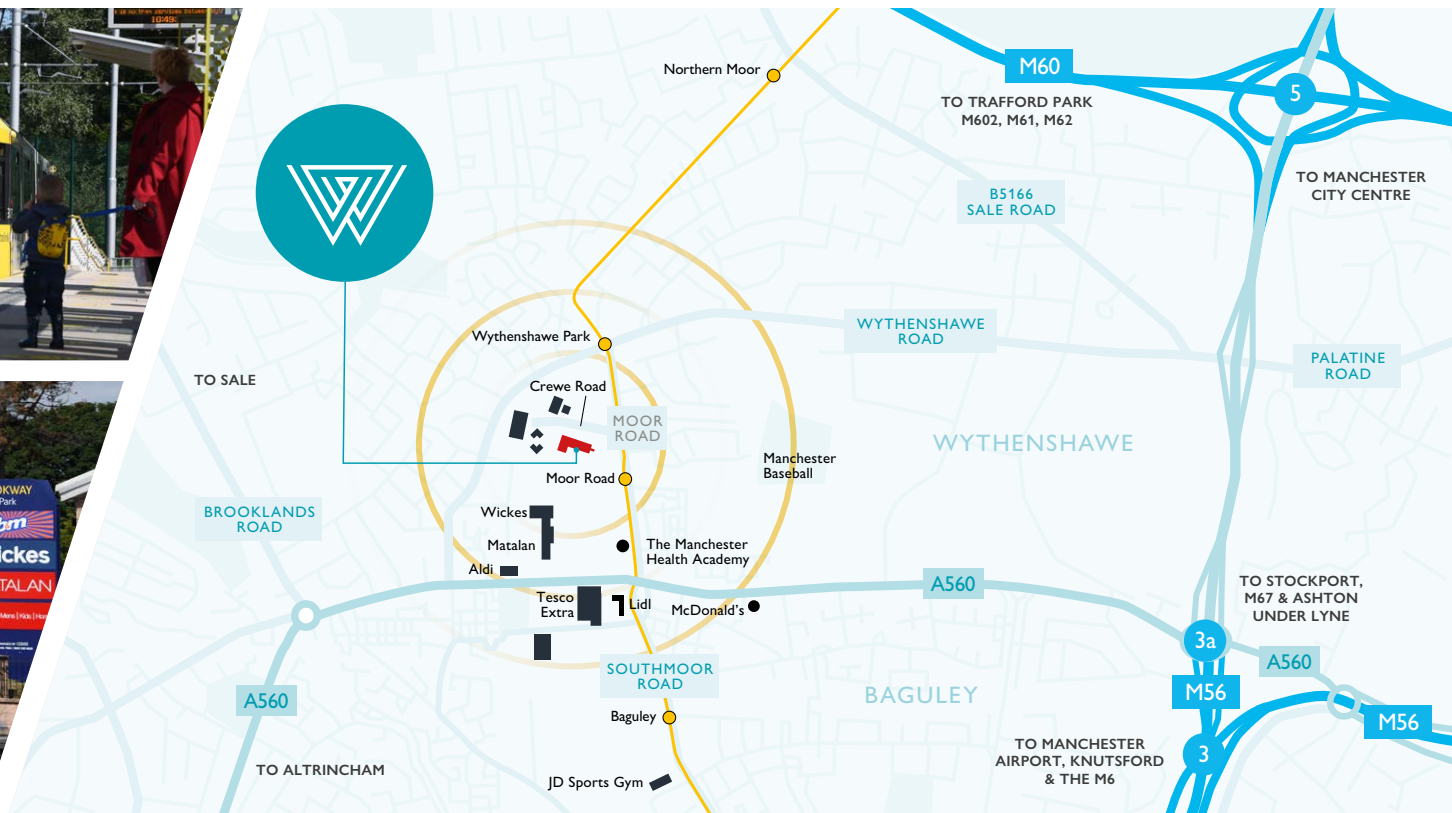
HIGH SPECIFICATION
GROUND & FIRST FLOORS
OFFICE SUITES





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LOCATION

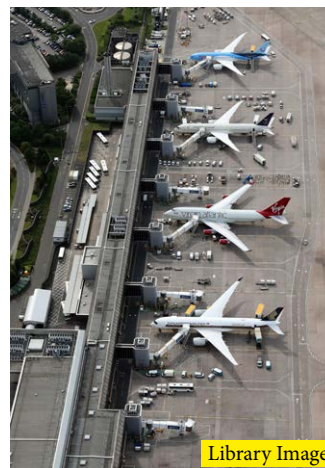
Waterside is located within ¼ of a mile of the A560 Altrincham Road in Wythenshawe approximately 7 miles south of Manchester city centre.

The building is just ½ a mile from junction 3 of the M56 and junction 5 of the M60 motorways. Manchester Airport is a 10 minute drive and Altrincham town centre is approximately 2 miles away.

Moor Road Metrolink station sits directly adjacent to the building, with services running every 6 minutes during peak times to Central Manchester and Manchester Airport.

Waterside is situated at the junction of Crewe Road and Moor Road adjacent to Oaks Business Park and Manchester Health Academy.

Other local occupiers include B&M, Pets at Home, Wickes, Matalan, Tesco, Aldi and Lidl.





TERMS

The property is available on a new Full Repairing & Insuring lease. Quoting rent on application.

TENURE

Leasehold.

EPC

The property has a single EPC rating of B. A copy of the certificate is available upon request.

SERVICE CHARGE

There is an estate service charge for the property.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.



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VIEWINGS

All enquiries to the joint letting agents in the first instance.



Richard Wharton
richard.wharton@eu.jll.com



Charlie Williams
cw@willsill.co.uk



watersideoffices.co.uk

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