



RENT

£12.00
(per sq ft)



SERVICE CHARGE

£1.84
(per sq ft)



RATES PAYABLE

£42,042 (approx)
(per annum)



EPC RATING

C (55)



Stiltz House



Ledson Road, Roundthorn Industrial Estate
Wythenshawe, M23 9GP

Fitted Office Suites | Leasehold | Suites Available from 200 Sq Ft up to 6,929 Sq Ft



Preliminary Details

TO LET



Location

The Stiltz Building is located on Ledson Road, close to the junction of Southmoor Road in Roundthorn. The surrounding area is a mix of office and warehouse properties. The office benefits from excellent transport links, Junction 3 of the M56 is approximately 2 miles from the property and Junction 5 of the M60, 3 miles away. Manchester Airport is also within 4 miles of the office and Roundthorn Train Station is 0.2 miles away.

In addition, Roundthorn Metrolink Station is in the conveniently close by, offering regular services to Manchester City Centre, neighbouring towns and the Airport. The property is within walking distance of various amenities including Greggs, JD Sports Gym & Tesco Extra.



Description

Modern office space that offers self-contained ground floor entrance. The open plan layout fosters collaboration and flexibility, whilst the space also includes private offices with glazed portioning for added privacy. A separate boardroom with glazed portioning is available for meetings.

The office benefits from ceiling-mounted light fittings and perimeter trunking for efficient cable management. The office has a fully fitted kitchen along with WC and shower facilities. The entire site is under 24-hour CCTV surveillance and electric gates for added security. The office is fully DDA-compliant. The property also includes 25 parking spaces.



Accommodation

The accommodation has been measured on a Net Internal Area basis and is approx. 6,929 sq ft (643.73 sq m) and can be subdivided to provide a number of self-contained fully fitted office suites from 200 sq ft upwards, subject to the final agreed specification.



Amenities



Open Plan



Fitted Kitchen



Shower Facilities



25 Car Spaces



DDA Compliant



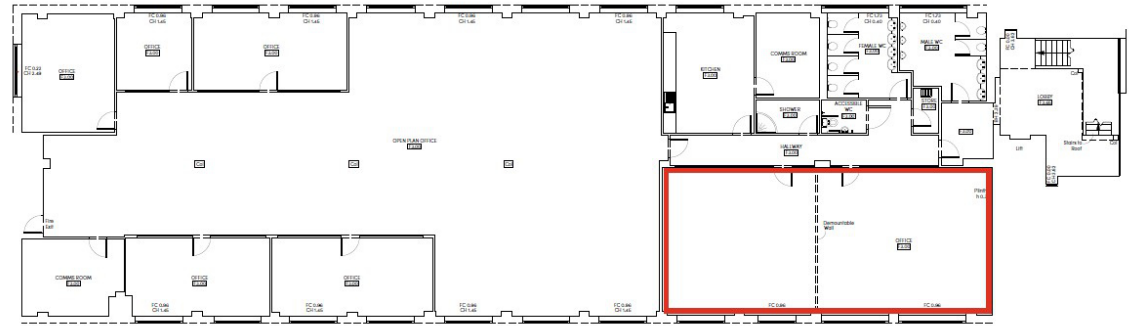
Perimeter Trunking



Passenger Lift



Transport Links



First Floor Plan



Further information

Lease Terms

The accommodation is available to let on terms to be agreed.

Tenure

Leasehold.

Business Rates

£42,042 per annum.

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

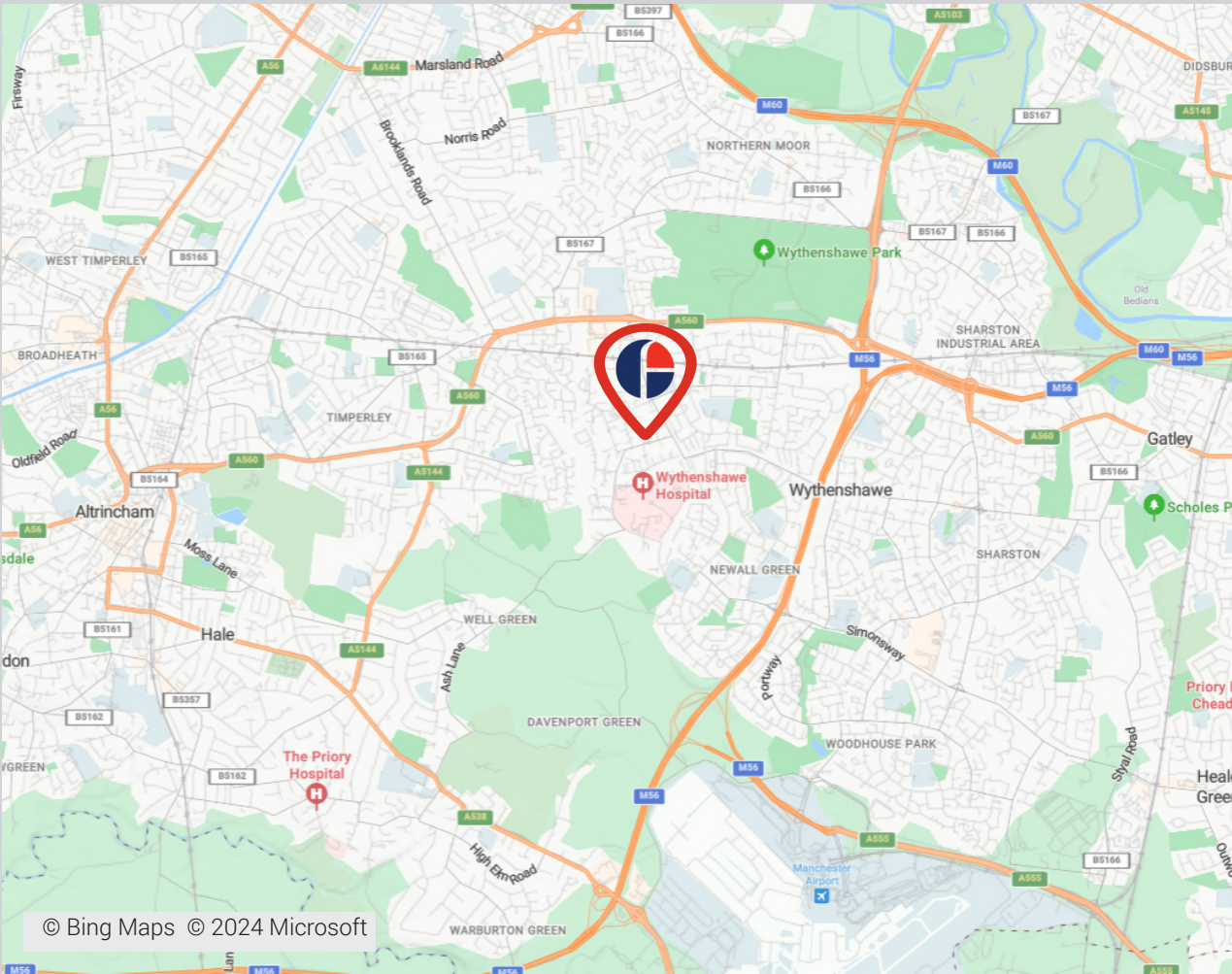
VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Stiltz House, Wythenshawe, M23 9GP



Approximate Travel Distances



Locations

- Wythenshawe Town Centre - 1.5 miles
- Manchester City Centre - 7 miles
- Junction 3 of the M56 - 2 mile



Nearest Station

- Roundthorn Tram Station - 0.2 miles



Nearest Airport

- Manchester Airport - 3 miles



Viewings



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Particulars dated October 2024. Photographs dated September 2024.