

ROUNDTHORN 66

DALLIMORE ROAD · M23

TO LET
MAY SELL



CGI for illustrative purposes only

Prime warehouse / industrial space in the heart of Roundthorn Industrial Estate, South Manchester

A 66,190 sq ft detached warehouse with two-storey offices and a large yard, available following refurbishment.

TOTAL GIA

66,190 sq ft

RENT

£8.50 psf

M56 J3 / J4

< 2 miles

JOINT AGENTS

Subject to contract · October 2026



THE BUILDING

Room to load, build and grow

Roundthorn 66 is a detached warehouse with two-storey offices, a large yard and on-site car parking, all within its own site on Dallimore Road. The building is due to be refurbished. That gives an incoming occupier a clean, ready-to-run base with a large clear warehouse, three level access doors and offices sized for a full operations, sales or production team.



Specification

- Main warehouse of 45,787 sq ft
- Internal eaves height of 6.70m (5.80m clear)
- Three level access roller shutter doors, each 10.00m wide x 4.60m high
- Lean-to warehouse with an additional roller shutter door
- Two-storey offices with reception, approx. 15,099 sq ft
- Large yard and on-site car parking
- To be refurbished before occupation

Accommodation

AREA	SQ FT	SQ M
Main warehouse	45,787	4,253.7
Offices (est.)	15,099	1,402.7
Total GIA	66,190	6,149.3

Internal office space can be reduced to create more warehouse space, as required.

LOCATION

On Roundthorn. Off the M56.

Roundthorn 66 is on Dallimore Road, in the established Roundthorn and Southmoor industrial area of Wythenshawe, about 8 miles south of Manchester city centre. It is a proven service location for Manchester Airport. Junctions 3 and 4 of the M56 are both within 2 miles, giving quick access to the M60 and the wider North West motorway network. Staff can arrive by tram from Roundthorn Metrolink stop, a short walk away.



Connections

M56 (J3 & J4)	within 2 miles
M60 (J5)	approx. 2 miles
Manchester Airport	approx. 3 miles
Altrincham	approx. 4 miles
Manchester city centre	approx. 8 miles
Roundthorn Metrolink	walking distance



Roundthorn 66, Dallimore Road, Wythenshawe, Manchester M23 9NX

TERMS

The detail

Availability	Roundthorn 66 (Studio House): 66,190 sq ft (6,149.3 sq m) GIA
Rent	£562,615 per annum (£8.50 per sq ft)
Lease	Available following refurbishment on a new full repairing and insuring lease, on terms to be agreed.
Tenure	The property is held on a long leasehold with 190 years remaining at a peppercorn rent.
Business rates	To be confirmed. Interested parties should make their own enquiries with the local rating authority.
Service charge	To be confirmed
VAT	To be confirmed
EPC	[To be confirmed following refurbishment]
Legal fees	Each party to bear their own legal costs.

Viewing

Strictly by appointment with the joint agents.

Williams Sillitoe · 0161 850 8030

Mark Sillitoe
07970 072128 · ms@willsill.co.uk

Harry Hehir
07392 582173 · hh@willsill.co.uk

B8 Real Estate · 01925 320 520

Will Kenyon
07802 869279 · will@b8re.com

Important notice: The joint agents, for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to the correctness of each of them. (ii) No person in the employment of the joint agents has any authority to make or give any representation or warranty in relation to this property.