

Gifford Dixon

Commercial Property

Leisure, Office To Let

£10,000 per annum

714 sq ft

**Kennedy House, First Floor,
8 Cemetery Road South,
Swinton, Manchester, M27
6AX**

Prominently located first floor
office premises in Swinton

- Off street parking included
- Well appointed office space
- Private shower room, kitchen and W/C
- Scope to redesign space to suit incoming tenant
- Suitable for other uses including salon, clinic, pilates etc.

0161 667 1317
gifforddixon.co.uk





Description

The property is a two-storey detached building of brick construction beneath a flat roof. The subject of this letting is the first floor office premises, which is accessed via pedestrian roller shutter door to the side fronting Rutland Street. Internally the premises has been divided into 4 office rooms, with kitchen, Shower room and W/C off. There is however scope to open up the first floor to provide more open plan space to suit an incoming tenants needs.

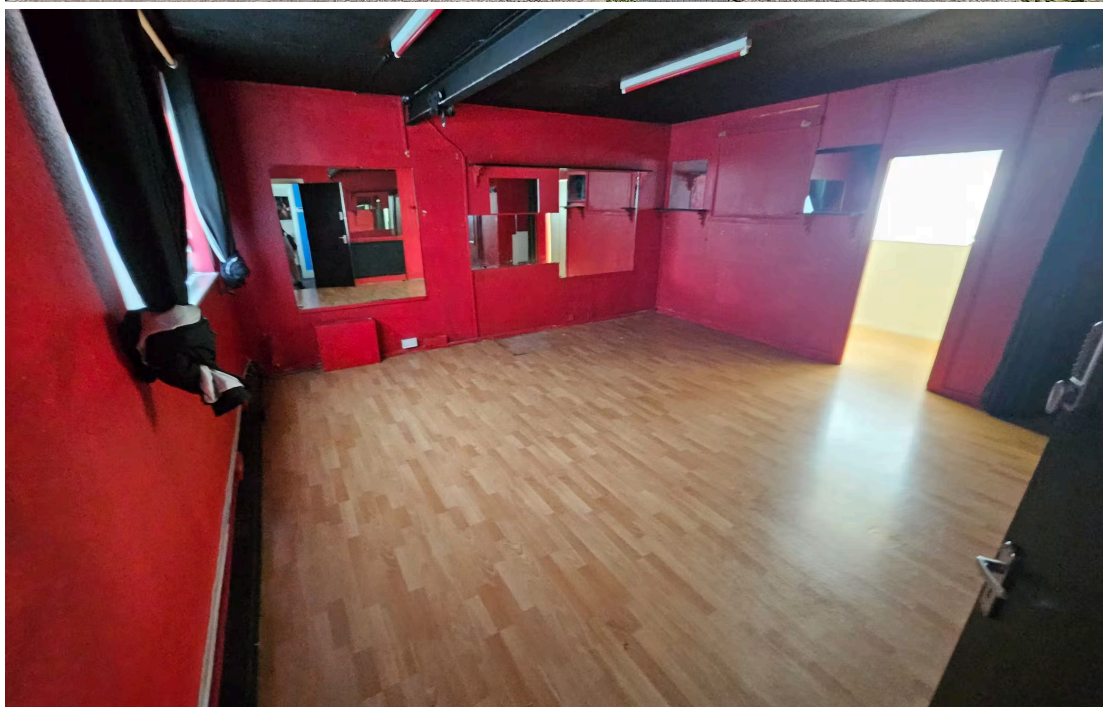
This is a versatile space that could be used as office space but equally could suit a beauty/nail salon operator or pilates studio or similar uses.

Location

Rutland Street is characterized by a thriving mix of light industrial units, trade counters, and creative workspaces, successfully hosting notable local operators like Mariyka's Dance Studios (above) and Furry Dog Mother nearby.

The property benefits from excellent transport links as follows:

- **Rail Access:** The property sits exceptionally close to Swinton (Manchester) Train Station, positioned just 0.3 miles (a 5-minute walk) to the south-west, providing rapid, direct commuter links to Manchester Victoria and the wider North West rail network.
- **Arterial Road Network:** Positioned just minutes from the major A580 (East Lancashire Road), providing an immediate, direct dual-carriageway route into Manchester city centre and a fast link to the regional highway infrastructure.
- **Motorway Proximity:** The site benefits from swift access to the M60 orbital motorway (Junction 13/14) and the M61, allowing seamless logistics distribution and vehicle transit across Greater Manchester, Cheshire, and Lancashire.



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Summary

- Rent: £10,000 per annum
- Business rates: 100% SBRR available to qualifying tenants
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease
- Terms: 6 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings

Steven Gifford-Dixon
0161 667 1317
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Accommodation

Floor/Unit	Description	sq ft	sq m
1st	Main Office	287	26.66
1st	Office 2	66	6.13
1st	Office 3	162	15.05
1st	Office 4	131	12.17
1st	Kitchen	68	6.32
Total		714	66.33

Terms

The premises are available on a new effective FRI (fully repairing and insuring) lease for a minimum of 6 years with upward only rent review at the end of the third year and all other terms to be agreed

Business Rates

Rateable Value (2026 List) - £6,800

100% Small Business Rate Relief (SBRR) available to qualifying tenants. Interested parties are advised to make their own enquiries with the local council regarding rates payable.

Services

We understand that mains gas, electric, water and drainage are connected to this premises

VAT

We understand that VAT is applicable to the rent here

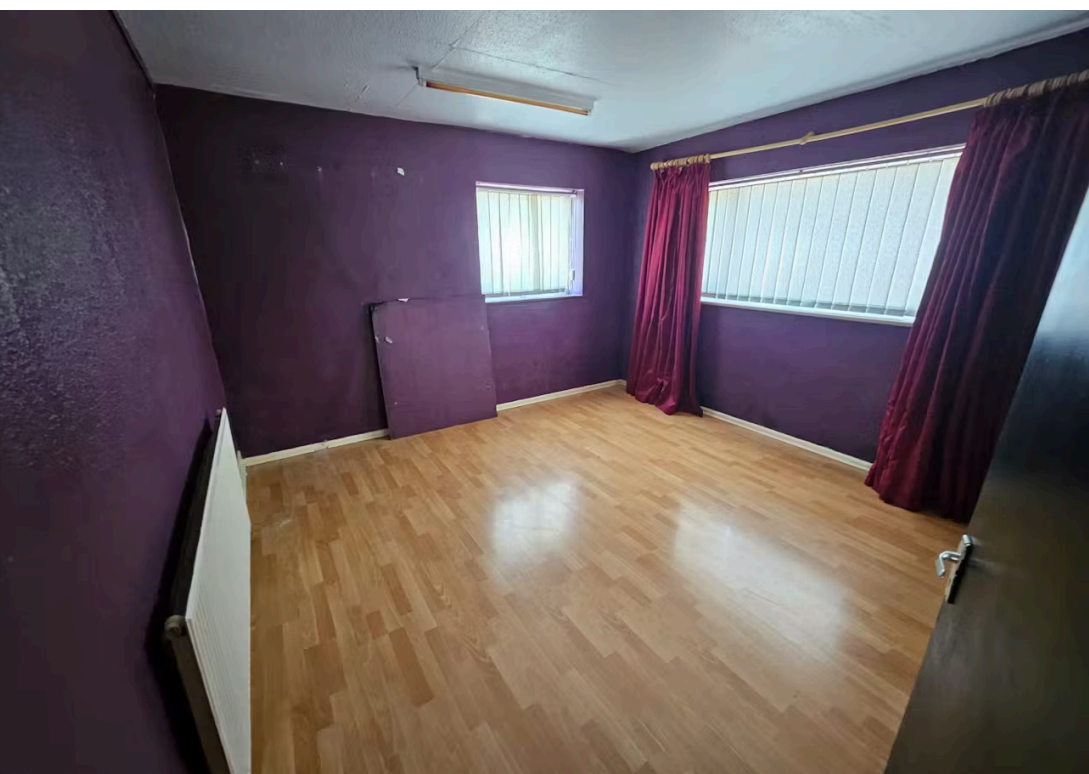
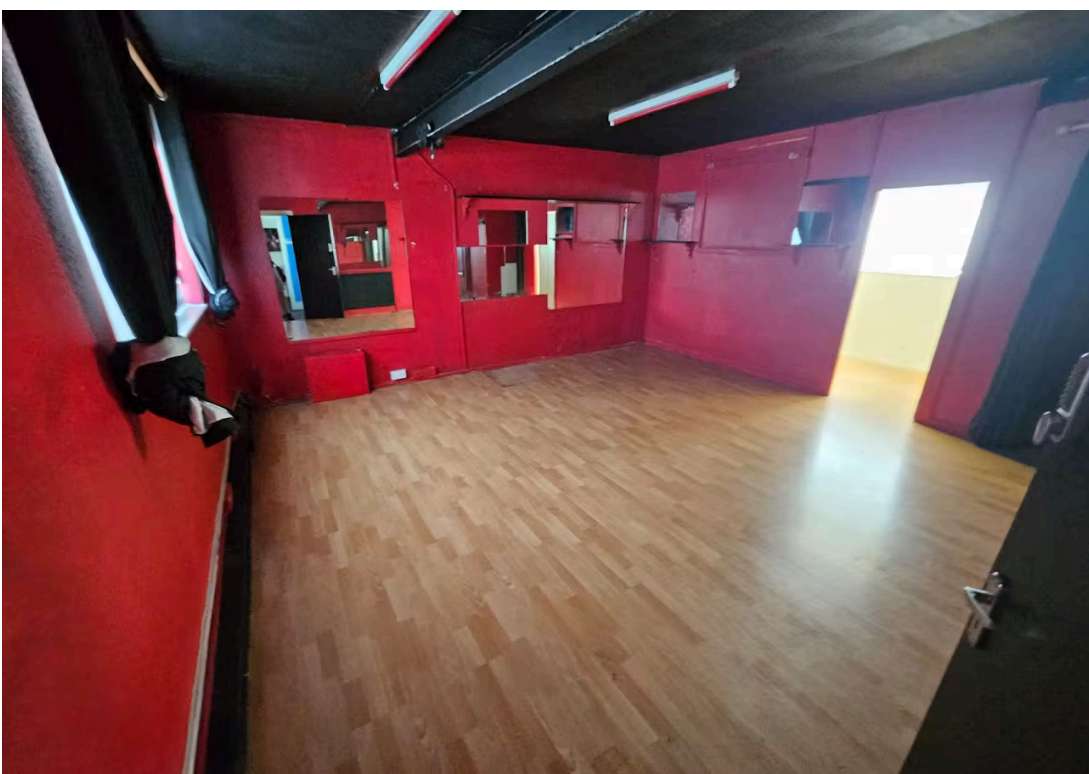
Legal Costs

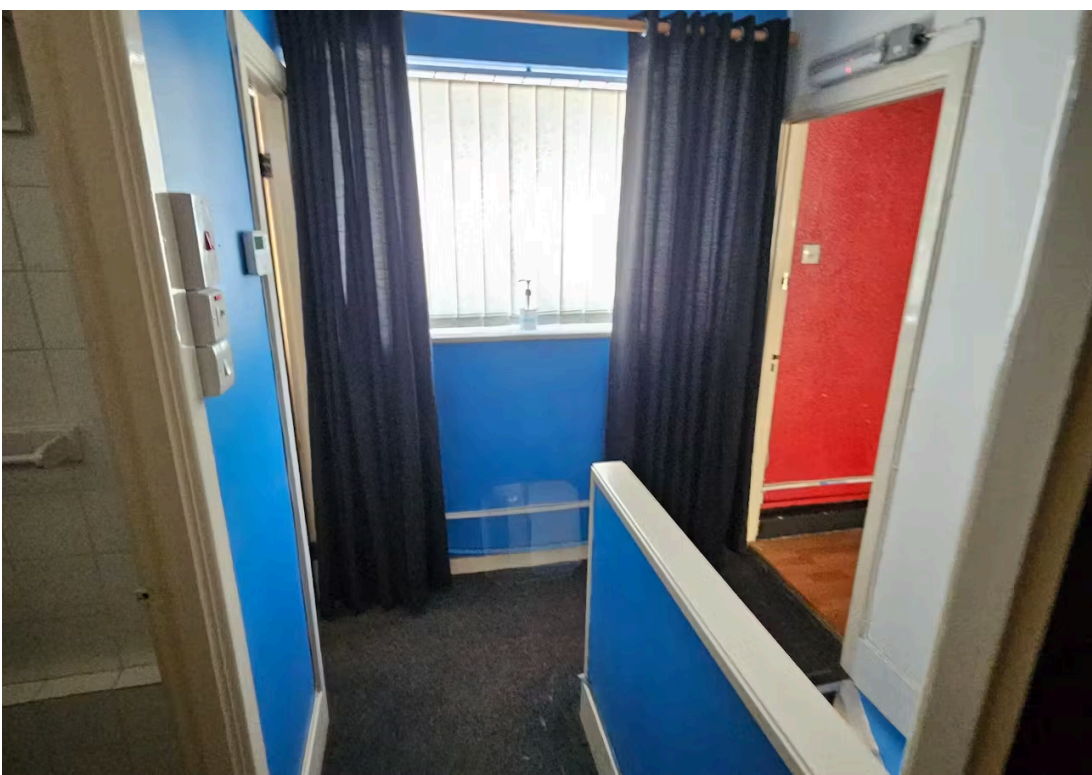
The ingoing tenant is to be responsible for the landlords' reasonable legal fees in the preparation of the lease and associated documentation

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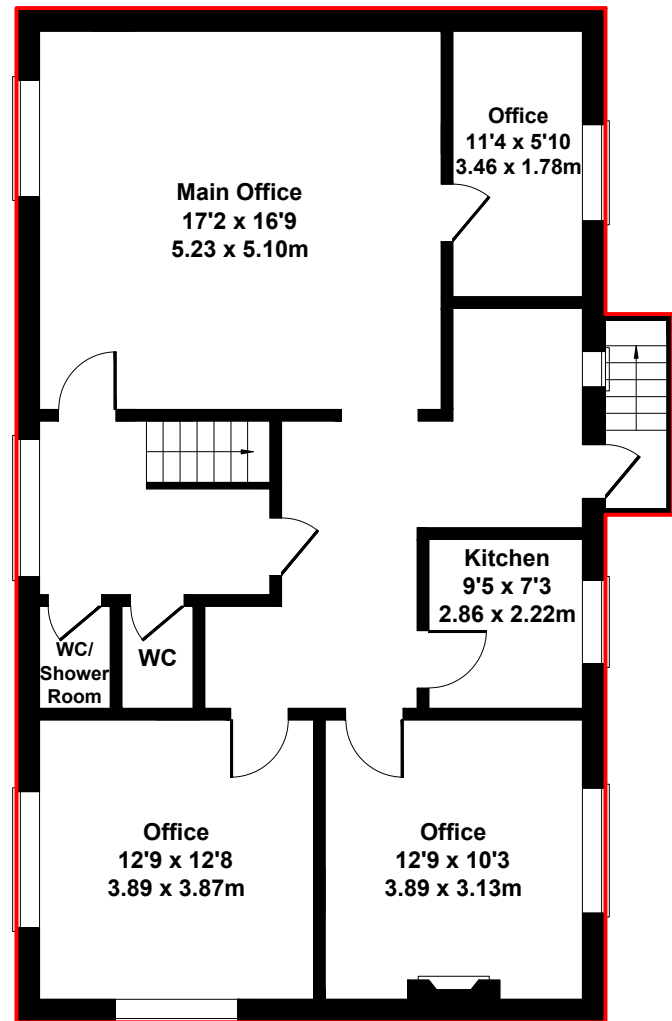
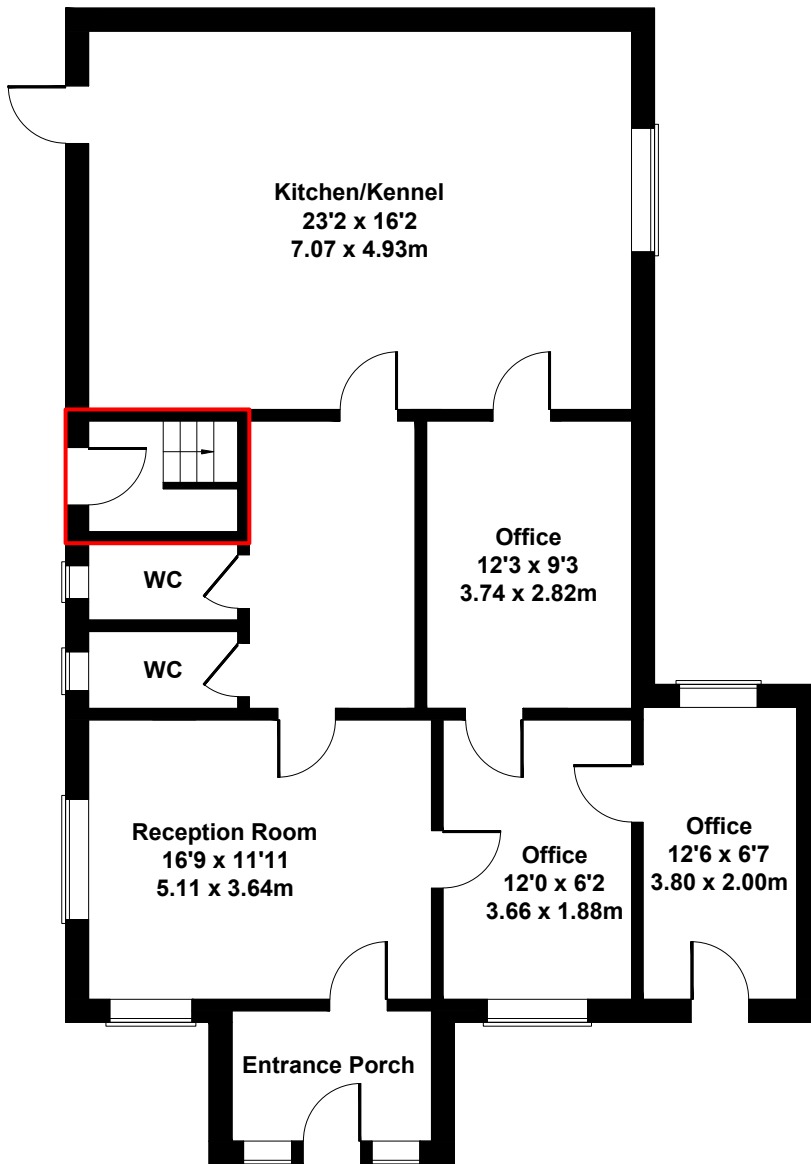
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Kennedy House, 2 Rutland Street, Swinton

Approximate Gross Internal Area
2056 sq ft - 191 sq m



GROUND FLOOR

CEMETERY ROAD

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.