

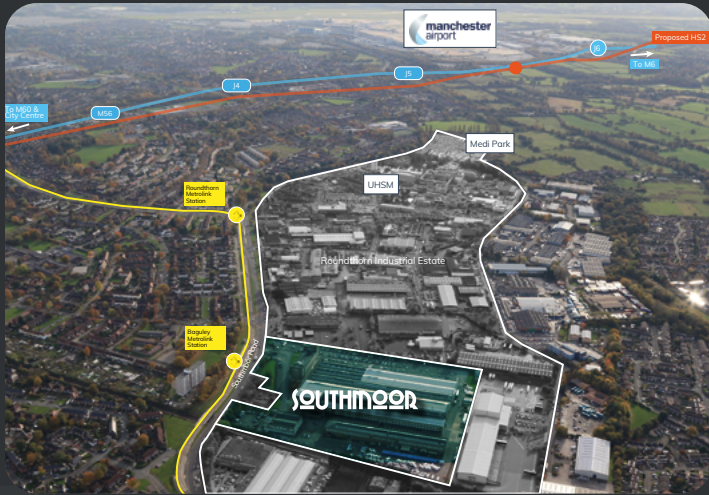
SOUTHMOOR
INDUSTRIAL ESTATE
MANCHESTER | M23 9XD

**Substantial Warehouse / Manufacturing Facility
Close to Manchester Airport.**

86,190 sq ft. (8,007.31 sq m)

**Refurbishment Complete
Ready to occupy March 2022**

- Unit A1/A2 now let to Schmitz Cargobull
- Trafford House occupied by The NHS
- Last unit now refurbished



DRIVE TIMES

Junction 3 M56	6 min
Junction 5 M60	7 min
Junction 20 M6	17 min
Manchester Airport	8 min
Manchester City Centre	21 min

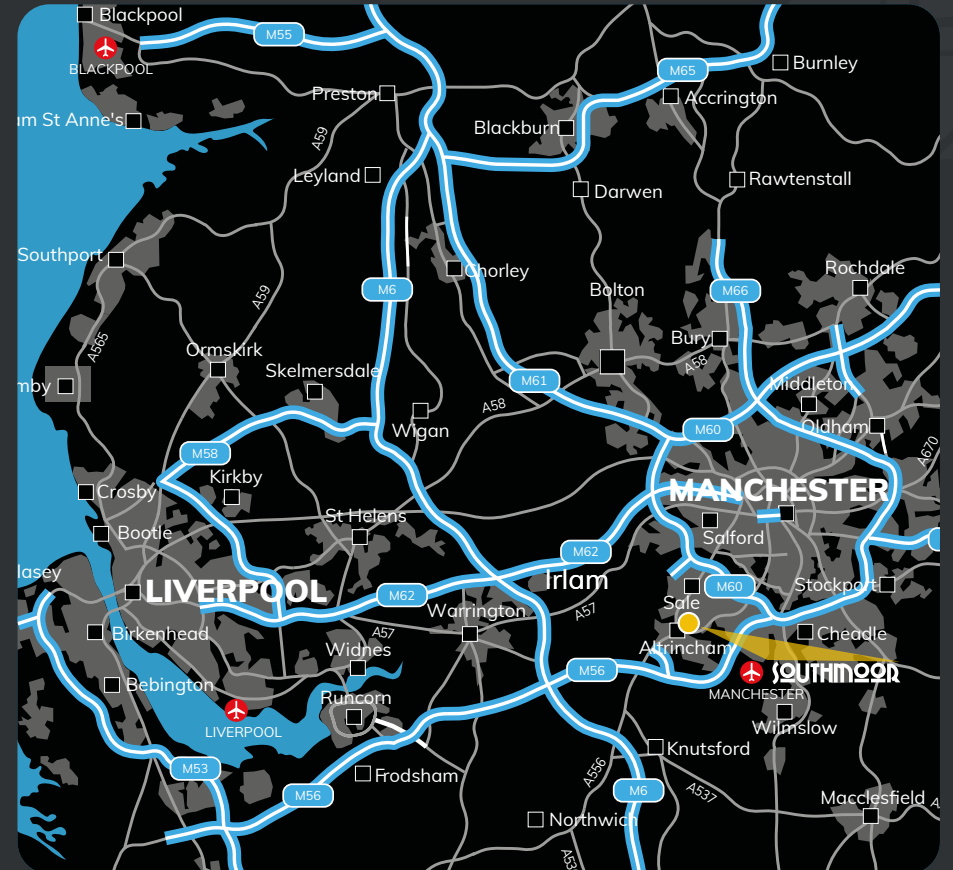
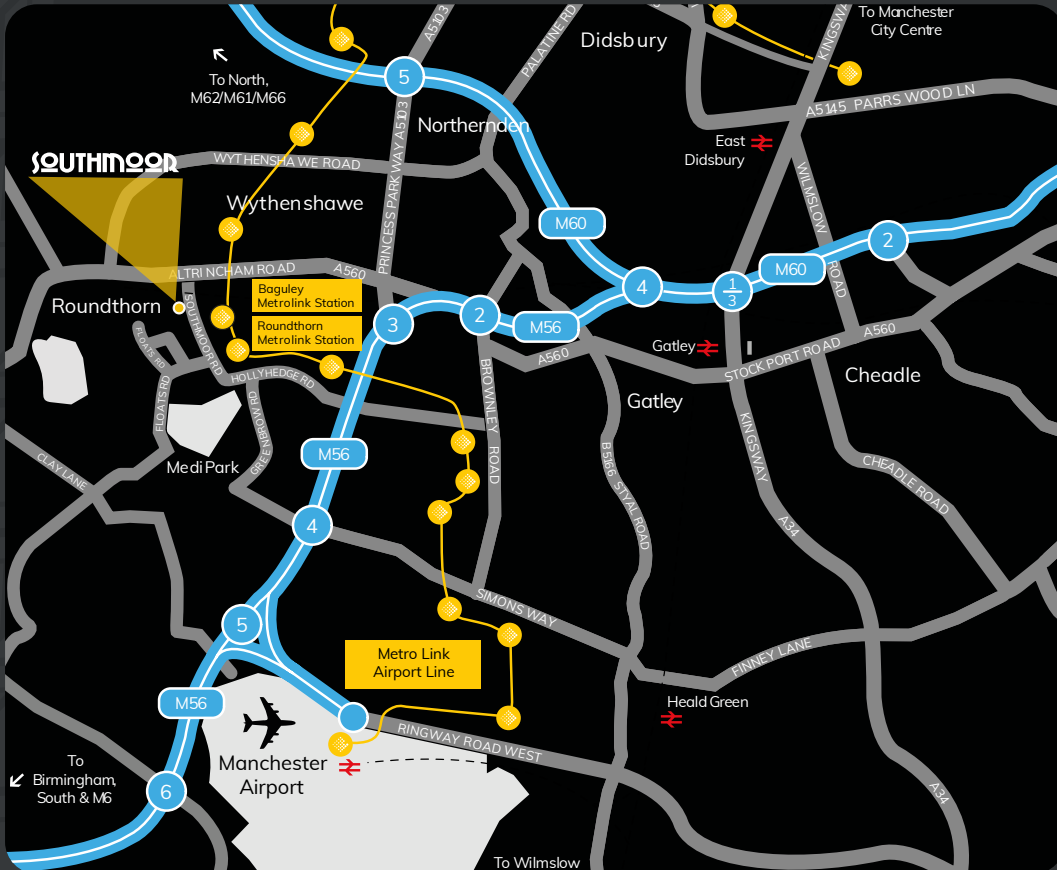
LOCATION

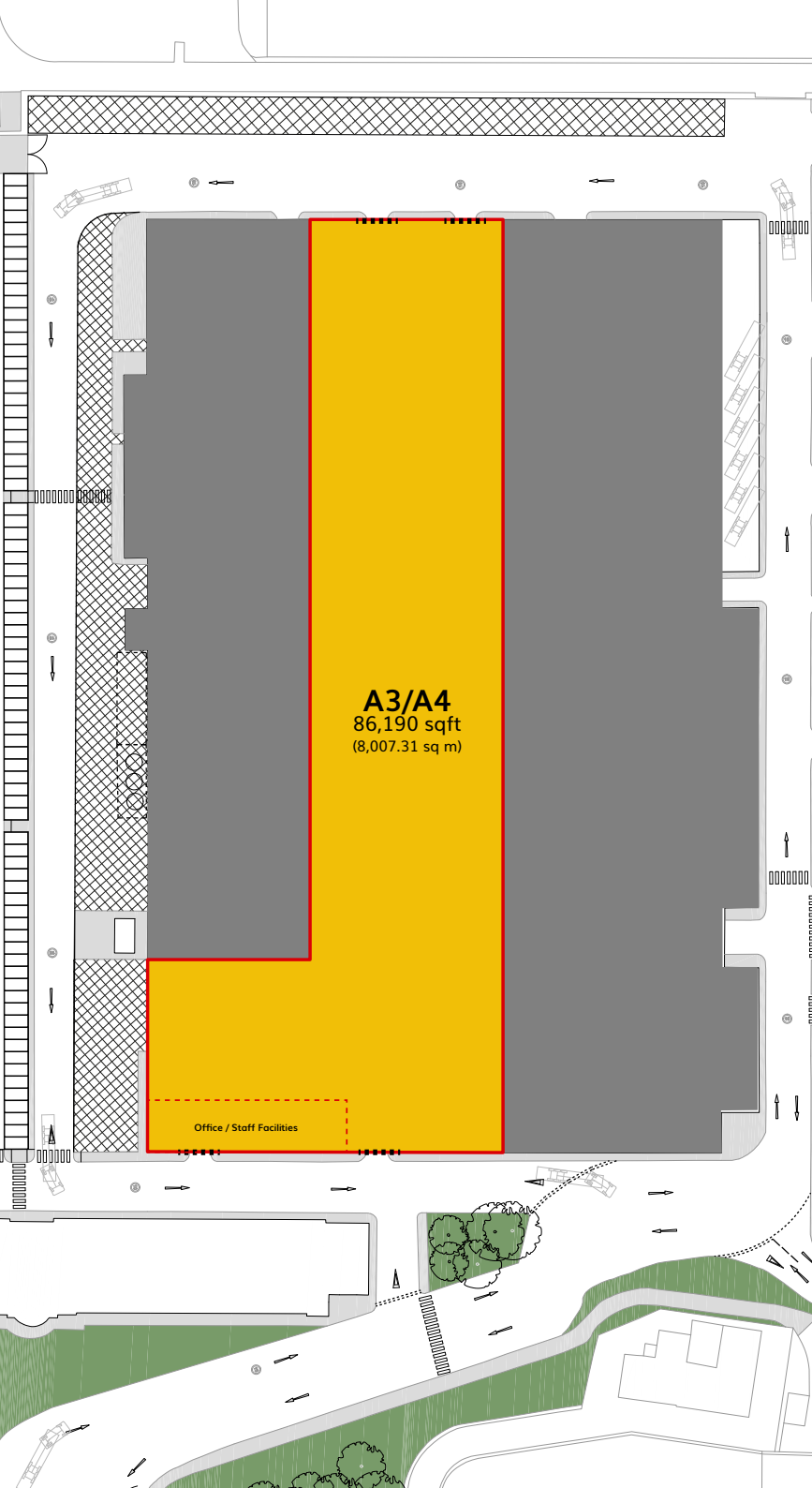
Southmoor Industrial Estate is a fully secure site, with a prominent gateway position connecting it to the wider Roundthorn Industrial Estate.

Roundthorn is one of South Manchester's most established industrial / commercial areas and is home to a wide selection of national and international businesses. Southmoor Industrial Estate benefits from excellent access to both M56 and M60 motorways, Manchester City

Centre (via A5103 Princess Parkway), and Manchester Airport which lies approx. 3 miles to the South East.

The immediate surroundings of Southmoor Industrial Estate offer a mixture of warehousing, industrial, office, retail and leisure accommodation. The estate benefits from a dedicated tram stop directly outside the estate, allowing for excellent services and transport links for employees.





DESCRIPTION

The unit is currently undergoing a comprehensive refurbishment, and would provide unique warehouse / industrial accommodation within the heart of the one of South Manchester's most established commercial locations.

It is available for immediate occupation and will benefit from the following specification:

- Steel frame construction
- Profile sheet clad elevations incorporating translucent light panels
- Eaves height up to 12.5m
- 4 No level access loading doors
- LED lighting throughout the warehouse
- High power capacity on site
- High quality office accommodation
- Ability to sub-divide and reconfigure as required
- Dedicated car parking spaces
- Secure site with 24/7 manned security and CCTV



SOUTHMOOR
INDUSTRIAL ESTATE



Indicative Photos From Adjacent Unit



Indicative Photos From Adjacent Unit



Indicative Photos From Adjacent Unit

NEW OWNERSHIP

The whole industrial estate changed ownership in late 2017 and South Street Capital are now in control of guiding this established estate through the next phase of its development. This will include some strategic refurbishment and reconfiguration.

SECURITY

Southmoor Industrial Estate benefits from 24/7 manned security with gatehouse and extensive CCTV provision.

LEASE TERMS

The vacant unit is available on a leasehold basis on terms to be agreed.

RENT

On application.

VAT

Charged where applicable at the prevailing rate.

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWINGS

Strictly by appointment with:

Rob Tilley
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Mark Sillitoe
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