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\_MARSLAND ROAD

\_SALE

\_MANCHESTER

\_M33 3AQ

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A RARE OPPORTUNITY  
TO ACQUIRE A MULTI LET  
OFFICE INVESTMENT IN  
SOUTH MANCHESTER.

# Marstrand House.



# Marsland House.

MARS LAND HOUSE - MARS LAND ROAD - SALE - MANCHESTER - M33 3AQ



<p><b>_A.</b></p> <p>Manchester is the UK's Second City and the economic and cultural capital of the North of England.</p>	<p><b>_B.</b></p> <p>Marsland House provides an outstanding opportunity to acquire a multi let office building with excellent growth potential.</p>	<p><b>_C.</b></p> <p>The asset comprises 34,962 sq ft arranged over ground and 3 upper floors.</p>	<p><b>_D.</b></p> <p>50% let.</p>	<p><b>_E.</b></p> <p>Multi-let to including Xenia Property Group Ltd, Citadel Technology Limited, Streetwize Accessories.</p>
<p><b>_F.</b></p> <p>Unparalleled car parking ratio of 1:270 sq ft (130 car parking spaces).</p>	<p><b>_G.</b></p> <p>Headline Lease inc car parking Income £282,954 per annum.</p>	<p><b>_H.</b></p> <p>Car Parking License Income £11,700 per annum.</p>	<p><b>_I.</b></p> <p>Total Income £294,654 per annum.</p>	<p><b>_J.</b></p> <p>Freehold.</p>
<p><b>_K.</b></p> <p>Low average office passing rent of just £15.12 per sq ft, providing significant reversionary potential.</p>	<p><b>_L.</b></p> <p>Prime Manchester rents are now achieving £44 per sq ft plus, with speculative new build quoting rents £50 per sq ft plus.</p>	<p><b>_M.</b></p> <p>Current vacancy of 17,542 sq ft (no rental guarantee) across seven suites and 63 vacant car spaces, providing immediate opportunity to drive rental performance.</p>		

OFFERS IN EXCESS OF **£4,500,000 (FOUR MILLION FIVE HUNDRED THOUSAND POUNDS)**, REFLECTING A **NET INITIAL YIELD OF 6.14%** AND A REVERSIONARY YIELD OF 12.00% (AFTER LEASING VACANCY) OF AFTER FULL PURCHASER'S COSTS.

A PURCHASE AT THIS LEVEL REFLECTS AN ATTRACTIVE **LOW CAPITAL VALUE OF £128 PER SQ FT**, SUBSTANTIALLY BELOW REPLACEMENT COST.



# Investment Summary.

## LOCATION.

MARSLAND HOUSE IS SITUATED ON MARSLAND ROAD IN SALE, GREATER MANCHESTER.

The property occupies a prominent position directly opposite Brooklands Metrolink Station, providing regular tram services to Manchester city centre, Altrincham, and other parts of the Greater Manchester network.

The building benefits from excellent road connectivity, located approximately 1.5 miles south-west of Junction 6 of the M60 motorway, which provides access to the wider motorway network including the M56, M62, and M6. Manchester Airport lies approximately 5 miles to the south-east, accessible via the M56, and Manchester city centre is approximately 6 miles to the north-east. Sale town centre is located less than one mile to the north and offers a range of retail, leisure, and food amenities. The surrounding area comprises a mix of commercial and residential uses, with other nearby occupiers including regional professional services firms, healthcare providers, and SMEs.

The location benefits from Greater Manchester's integrated transport system, including the Bee Network, which connects tram, bus, and cycle routes across the city region.

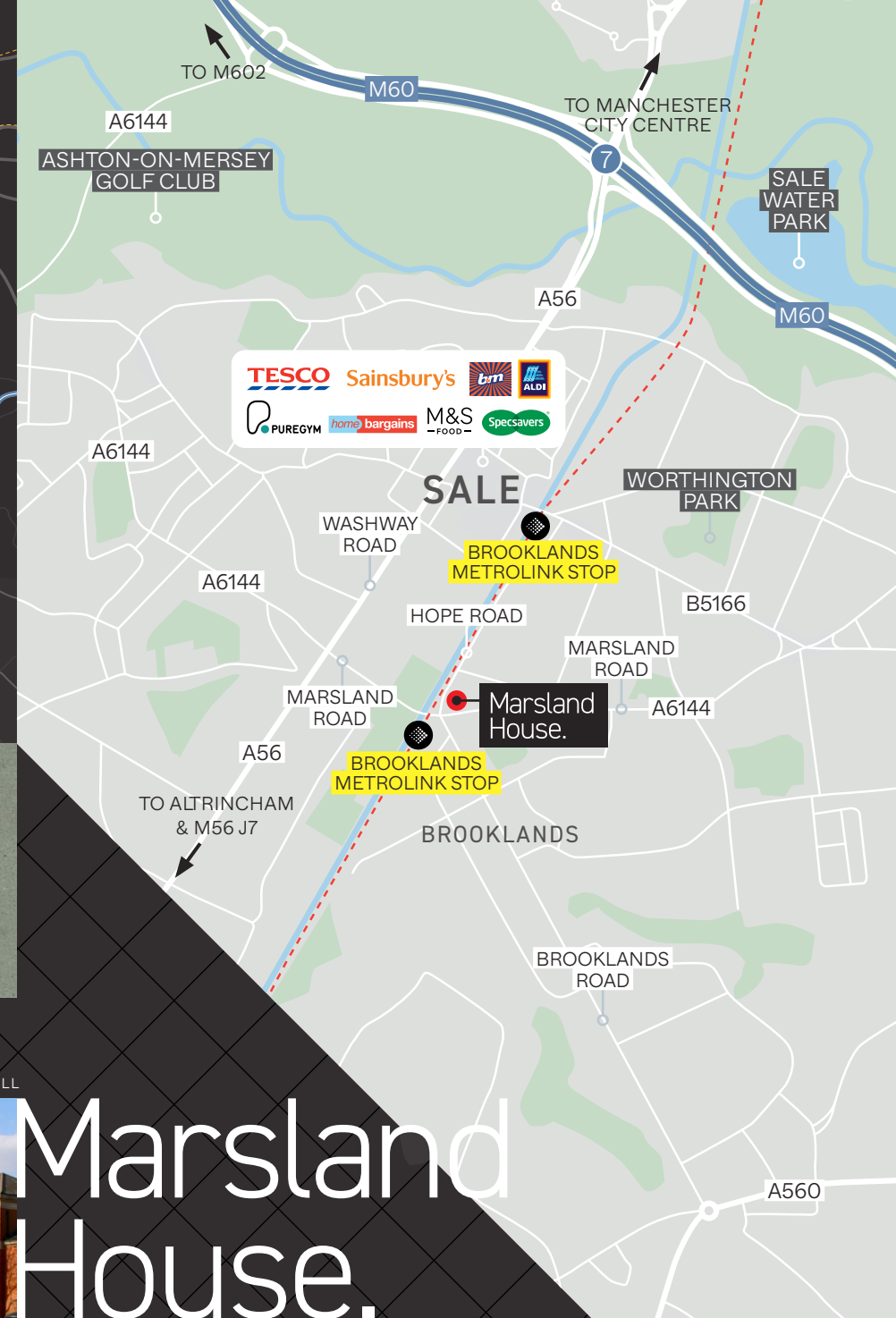
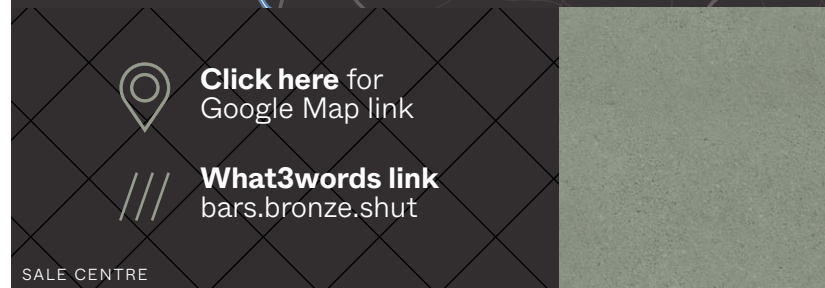
The wider Greater Manchester area has a population of approximately 2.8 million, with a travel-to-work catchment of over 7 million people within a one-hour drive.



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# Marland House.



# SALE

Marstrand House.

SALE METROLINK STOP

BROOKLANDS METROLINK STOP

BROOKLANDS

## WHY SOUTH MANCHESTER?

SOUTH MANCHESTER, INCLUDING SALE, ALTRINCHAM, AND DIDSBURY, IS ONE OF THE UK'S MOST AFFLUENT AND ESTABLISHED SUBURBAN MARKETS OUTSIDE LONDON.

The area combines excellent connectivity, high-quality amenities, and an exceptional living environment, attracting a predominantly ABC1 demographic with high levels of disposable income and professional employment.

Sale, located 6 miles south-west of Manchester city centre and 5 miles from Manchester Airport, forms part of Trafford, Greater Manchester's most prosperous borough. The town benefits from direct access to the M60 and M56 motorways and the Metrolink network, with Brooklands Station directly opposite Marsland House.

The South Manchester office market is supply-constrained, with very limited new development since 2000. Strong, sustained demand from professional, technology, and healthcare occupiers continues to support rental stability and low vacancy levels.

Major occupiers across South Manchester include Kellogg's, Timpson, AMEY, DHL, British Gas, and Hitachi Capital (now Novuna), highlighting its appeal to established regional and national businesses seeking high-quality space with excellent accessibility.

## KEY HIGHLIGHTS.



One of the most affluent and desirable suburban markets outside London



Predominantly ABC1 demographic with strong household incomes and spending power



6 miles from Manchester city centre and 5 miles from Manchester Airport



Excellent connectivity via the M56, M60, and Metrolink network



Limited new office development since 2000 creating restricted Grade A supply



Located within Trafford – Greater Manchester's most prosperous borough



Home to major corporate occupiers and a strong professional services base



Consistently ranked among the Best Places to Live in the North West (The Sunday Times, 2023)

*Kellogg's*

Amey

British Gas

TIMPSON  
Great Service by Great People

Novuna

DHL



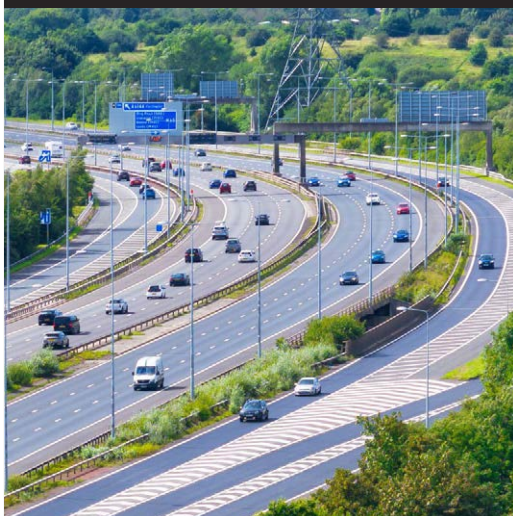
# CONNECTIVITY.

## METROLINK

Sale benefits from three Metrolink stations - Brooklands, Sale, and Dane Road - providing fast, direct services to Manchester city centre, Altrincham, and Manchester Airport. The network operates 93 stations and carries around 40 million passengers each year.

## ROAD

Sale has excellent road links via the M60 and M56, providing quick access to Manchester city centre, Manchester Airport, and the wider motorway network including the M6 and M62. This connectivity underpins its role within the UK's largest travel-to-work area outside London.



## AIR

Located just 5 miles south-east of Sale, Manchester Airport is the UK's third-largest, serving over 200 global destinations and 29 million passengers annually. The Airport is midway through a £1.5 billion transformation programme, including the expansion of Terminal 2.



## RAIL

Through the Metrolink, Sale connects to Manchester's mainline rail stations, including Piccadilly and Victoria, offering frequent London services (every 20 minutes) and national connections across the UK.





## DESCRIPTION.

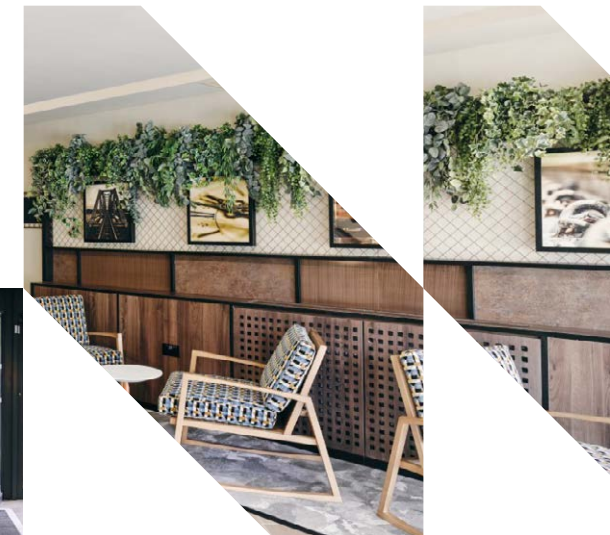
MARSLAND HOUSE IS A 1970S CONCRETE-FRAMED OFFICE BUILDING PROVIDING APPROXIMATELY 35,000 SQ FT (NIA) OF ACCOMMODATION ARRANGED OVER GROUND AND 3 UPPER FLOORS.

The building benefits from a raised ground floor level above an undercroft car park, taking advantage of the natural level change across the site.

It provides a mix of open-plan floor plates suitable for multi-occupancy or single occupier use, with flexible space capable of subdivision.







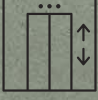






Marsland House has been subject to a comprehensive refurbishment, incorporating a redesigned reception, upgraded common areas, and improved WC and shower facilities. The building features Sale's only exposed-style office interiors, combining modern finishes with strong natural light and efficient layouts.

Externally, the property includes an on-site car park providing 130 spaces, secure cycle storage, and landscaped surrounds. The site's position and building configuration also offer potential for future redevelopment or conversion, subject to planning.



# SPECIFICATION.

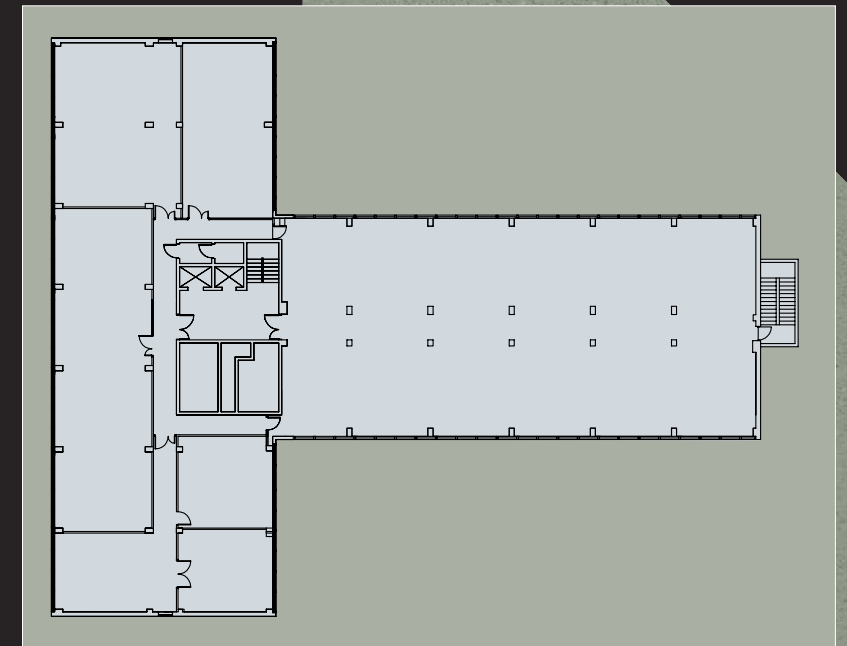
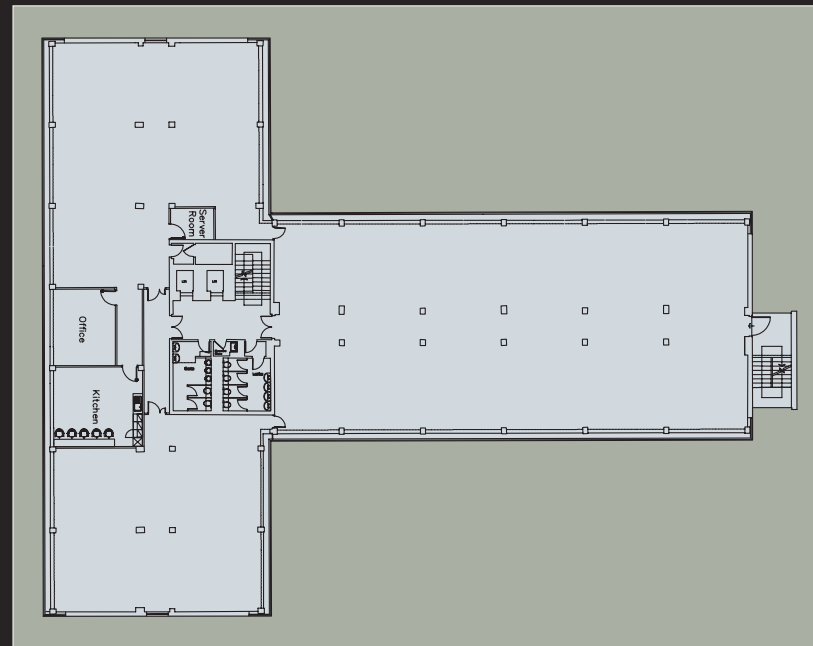
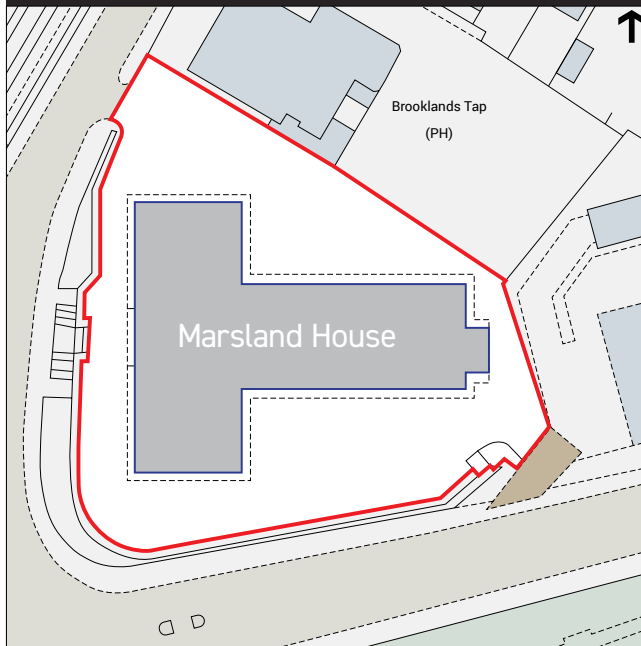
The property has been modernised to provide efficient, flexible office accommodation with the following specification:

												
Suspended ceilings with recessed LED lighting	Comfort cooling and air conditioning	Perimeter trunking for power and data	Carpeted raised access floors	Double-glazed windows providing high levels of natural light	Refurbished WC and shower facilities on each floor	Passenger lift serving all levels	DDA compliant building design	Manned reception and on-site customer service team Super-fast	broadband connectivity	24-hour access	Secure cycle storage	On-site car parking for approximately 133 vehicles

# INDICATIVE FLOORPLANS.

FIRST FLOOR

SECOND FLOOR



# TENANCY.

Unit	Customer	Area sq ft	Rent passing pa	Rent passing (psf)	Lease Start	Next Review	Break	Notice	Penalty	Expiry	Leased Spaces	Leased Spaces cost	Leased cost per space
3FE	Armada Training Solutions Ltd	685	£11,303	£16.50	21/03/2024				£0	20/03/2026	1	£450	£450
3FC	Citadel Technology Limited	1,389	£21,530	£15.50	20/05/2024	20/05/2027	19/05/2027	6	£0	19/05/2030	4	£1,800	£450
3FB	Llyon Health Ltd	1,013	£15,702	£15.50	24/06/2024				£0	23/06/2027	2	£900	£450
3FA	ERS Ross Limited	1,125	£16,313	£14.50	21/06/2025				£0	20/06/2026	2	£950	£475
3R	Vacant	4,634											
2D	Vacant	681											
2C	Longmire Consultants Limited	930	£15,345	£16.50	13/06/2025	13/06/2028	12/06/2028	6	£0	12/06/2031	0	£0	£0
2RB	Xenia Property Group Ltd	3,634	£56,327	£15.50	07/08/2023	07/08/2026	06/08/2026	9	£0	06/08/2029	7	£3,150	£450
2RA	Litacc Limited	663											
2A	NSL LIMITED	1,269	£19,035	£15.00	10/03/2025	01/04/2029	31/03/2029	6	£1,586	31/03/2034	3	£1,350	£450
2B	Engineering Services Design Limited	1,381	£20,025	£14.50	07/04/2022	07/04/2027	06/04/2027	9	£0	06/04/2032	4	£1,800	£450
1RA	Vacant	4,634											
1FA	Vacant	4,736											
GC	Rohlig UK Limited	2,030	£33,510	£16.51	07/07/2023	10/09/2030	09/09/2030	9	£8,374	09/09/2033	8	£3,600	£450
GBE	Net Hub Ltd	563	£9,290	£16.50	16/11/2022			6	£0	15/11/2025	2	£900	£450
GBD	Vacant	845											
GBC	Vacant	1,166											
GBB	Vacant	846											
GBA	Delta Technology Ltd t/a VXL	578	£9,537	£16.50	26/08/2022			6	£0	25/08/2026	2	£900	£450
GA	Streetwize Accessories	2,160	£35,640	£16.50	14/11/2023	14/11/2028	13/11/2028	9	£8,910	13/11/2033	8	£3,600	£450
		<b>34,962</b>	<b>£263,554</b>	<b>£9.48</b>							<b>43</b>	<b>£19,400</b>	<b>£249</b>

Marstrand House.

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## FURTHER INFORMATION.

### TENURE

Freehold.

### DATAROOM

A full dataroom is available.

### EPC

The property has an EPC rating of C58 with an expiry in 2034.

### CAPITAL ALLOWANCE

Capital allowance are to be retained by the seller.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### VAT

The property is elected for VAT. The property will be treated as a Transfer of a Going Concern.

## CONTACT.

For further information or to arrange a viewing, please contact:

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07711 042 584

# CARRICK

REAL ESTATE //

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MANCHESTER / M2 5WD

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## PROPOSAL.

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Marsland House

3  
3A  
3B  
3C

Deb. Movement Ltd  
BRS Buses Ltd  
Lipson Health Ltd  
Music Interface

3C  
PRIMA Consulting Ltd