



# WYTHENSHAW

**BIG CHANGES ARE COMING  
THAT WILL MAKE THIS PLACE  
THE PLACE TO BE.**

**ALDERMAN GATELY BUSINESS CENTRE - HALETOP  
ETROP COURT - THE BIRTLES  
OFFICES TO LET  
250-10,000 SQFT**



MANCHESTER  
CITY COUNCIL





# OFFICE/STUDIO/WORKSHOP OPPORTUNITIES

## NEWLY REFURBISHED MANAGED OFFICE SUITES

With car parking, passenger lift, disabled access, extensive free visitor car parking and Metrolink tram service adjacent.

## DESCRIPTION

These refurbished managed offices are situated at first floor level within Wythenshawe town centre and benefit from double glazed window units, good natural light, power/data trunking, heating, internal decoration, new carpeting and lighting.

## FIRST FLOOR

Rents are inclusive of rent, buildings insurance, electricity, cleaning of communal areas, repair and maintenance of common parts within the building, lift maintenance, fire alarm system maintenance, external window cleaning, on-site security, water charges and broadband services (details to be confirmed). Tenants are responsible for their own telecoms, business rates (if any) and internal cleaning of the offices.

## CAR PARKING

Each office suite will have an allocated car parking space (or on a ratio of one space per 300sq ft on larger lets) included in the rent, although, further car parking spaces are available, if required, at a cost of £30 per space per month. There is also free visitor car parking for up to 2 and 3 hours.



## SECURITY

There is 24 hour, manned, on-site security/CCTV. The Town Centre gates are open from 6.00am to 8.00pm, although access is available outside these hours by arrangement. Each office has a door release/intercom handset to operate the main ground floor entrance door.



Suite	Size (sq ft)	Rent	Service Charge	Rateable Value
Suite 4 Alderman Gatley House	213	On Application	£498	£1,900
Suite 5 Alderman Gatley House	538	On Application	£1,259	£4,500
Suite 2 Etrop Court	958	On Application	£6,524	£8,900

\* Further opportunities up to 10,000 sqft are available





# GENERAL INFORMATION

## ENERGY PERFORMANCE

EPC available on request.

## RATEABLE ASSESSMENT

Tenants will be responsible for the payment of Business Rates (if any).

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

NB: You may qualify for 100% Small Business Rate Relief – please ask for details.

## LEASE TERMS

Opportunity for both flexible and long term leases available - further information on request.

## LEGAL COSTS

Each party will pay their own legal costs (if any).

## IMPORTANT NOTE

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION



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