

**UNIT 6 PROJECT HOUSE,
ROUNDTORN INDUSTRIAL ESTATE, TILSON ROAD,
WYTHENSHAW M23 9GF**

TO LET - £39,000 P.A.



**OFFICE BUILDING
WITH THE BENEFIT OF WAREHOUSE SPACE.
PROVIDING APPROXIMATELY 372 SQ.M (4004 SQ.FT.)
PLUS KITCHEN AND WC'S.
PARKING TO THE FRONT AND SIDE WITH LOADING BAY**

DESCRIPTION

Situated within 2 miles of junctions 3 & 4 of the M56 motorway, the property is situated on Tilson Road forming part of the Roundthorn Industrial Estate.

The property is of steel portal frame construction with brick elevations and offers mainly office accommodation over two floors with a ground floor warehouse with the benefit of an electric steel roller shutter. All the areas benefit from central heating and air conditioning with 3 compartment trunking throughout with power, telephone and network points with the benefit of fibre optic broadband. To the front and side there is hardstanding providing parking along with a loading bay.

RECEPTION (3.9m x 3.2m)

With the benefit of air conditioning and fibre optic broadband. Cupboard housing electric meter. Fire control panel and alarm control panel and gas meter. Staircase leading to first floor offices and further door leading through to

MEETING ROOM (3.8m x 3.5m)

With glazed partitions with internal blinds. With the benefit of air conditioning and fibre optic broadband.

OFFICE 1 (7.5m x 5.2m)

With the benefit of conditioning and fibre optic broadband.

OFFICE 2 (5.2m x 4.6m)

With the benefit of air conditioning and fibre optic broadband. Double opening doors providing access to office 1. Inner hallway with secondary staircase to first floor and further doors providing access to

KITCHEN

Comprising stainless steel sink unit set onto run of marble effect worktop with beech fronted base and drawer units below with matching wall units above.

WAREHOUSE (9.1m x 5.2m)(Ceiling height of 2.4m)

With numerous fluorescent strip ceiling lights. Central heating radiators. Steel roller electric shutter (3.8m wide) providing access onto the loading bay to the side of the building. Inner hallway with access to kitchen and toilets.

MALE WC

FEMALE WC

COMMS ROOM (4m x 2.4m)

With fire escape. Built in safes.

FIRST FLOOR ACCOMMODATION

Either accessed from main staircase from ground floor reception or via secondary staircase and provides access to

OPEN PLAN OFFICE 3 (12.3m x 6.5m)(plus 5.7m x 3.9m (maximum))

With the benefit of air conditioning and fibre optic broadband. With doors providing access to

OFFICE 4 (4.4m x 3.8m)

With the benefit of air conditioning and fibre optic broadband.

OFFICE 5 (4.4m x 3.8m)

With the benefit of air conditioning and fibre optic broadband.

OFFICE 6 (4.3m x 3m)(maximum)

With the benefit of air conditioning and fibre optic broadband.

WALK IN STATIONERY CUPBOARD

OUTSIDE

The property is accessed via double opening wrought iron gates providing access to a service road running to the front and side of the building which provides access to the seven car parking spaces which if parked in "Tandem" can be doubled plus additional loading bay to the front of the loading doors.

BUSINESS RATES PAYABLE

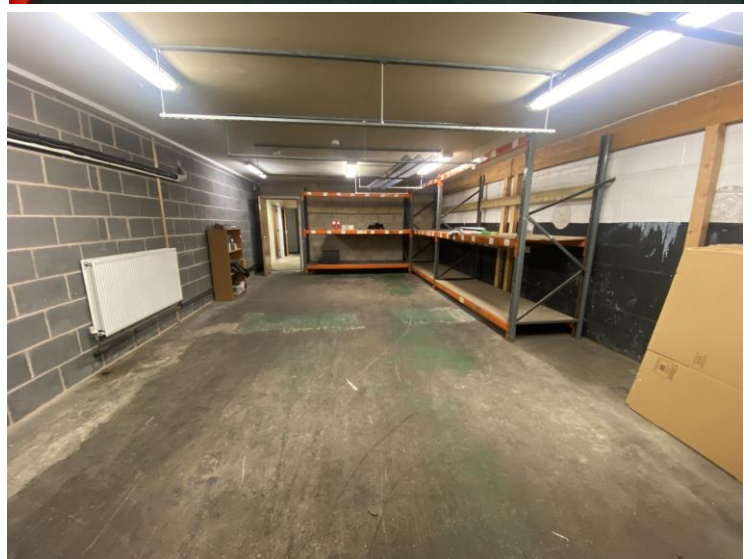
The property is part of Manchester Airport Enterprise Zone and the current payable rates are £180 pcm.

VIEWING

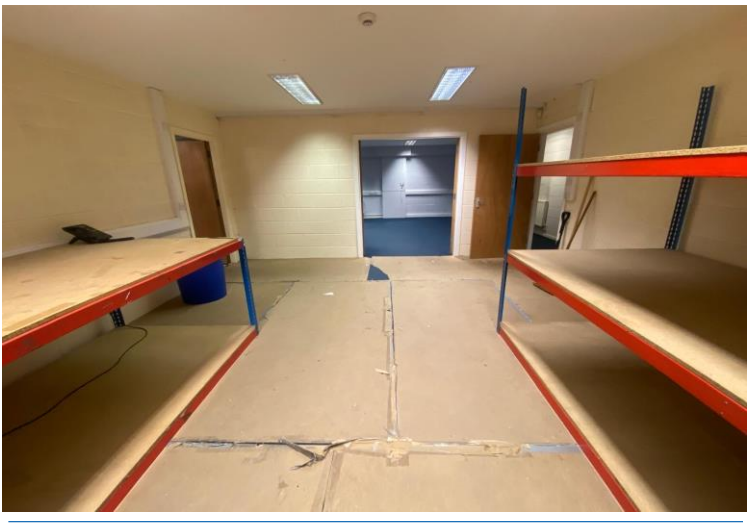
Strictly by appointment through the sole agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Energy rating and score

This property's energy rating is C.

