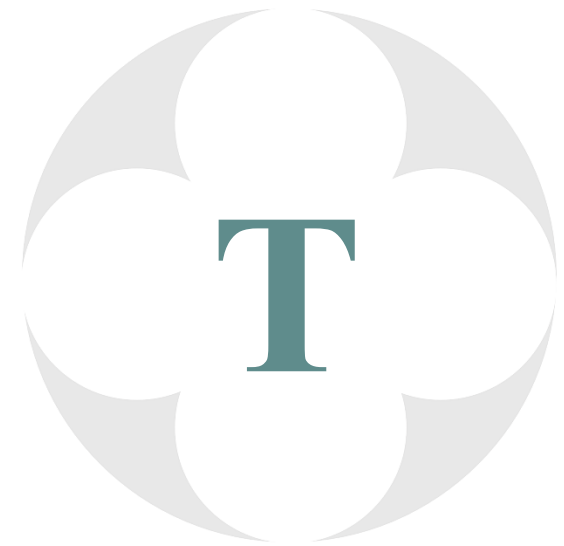




TO LET
3,840 SQ FT



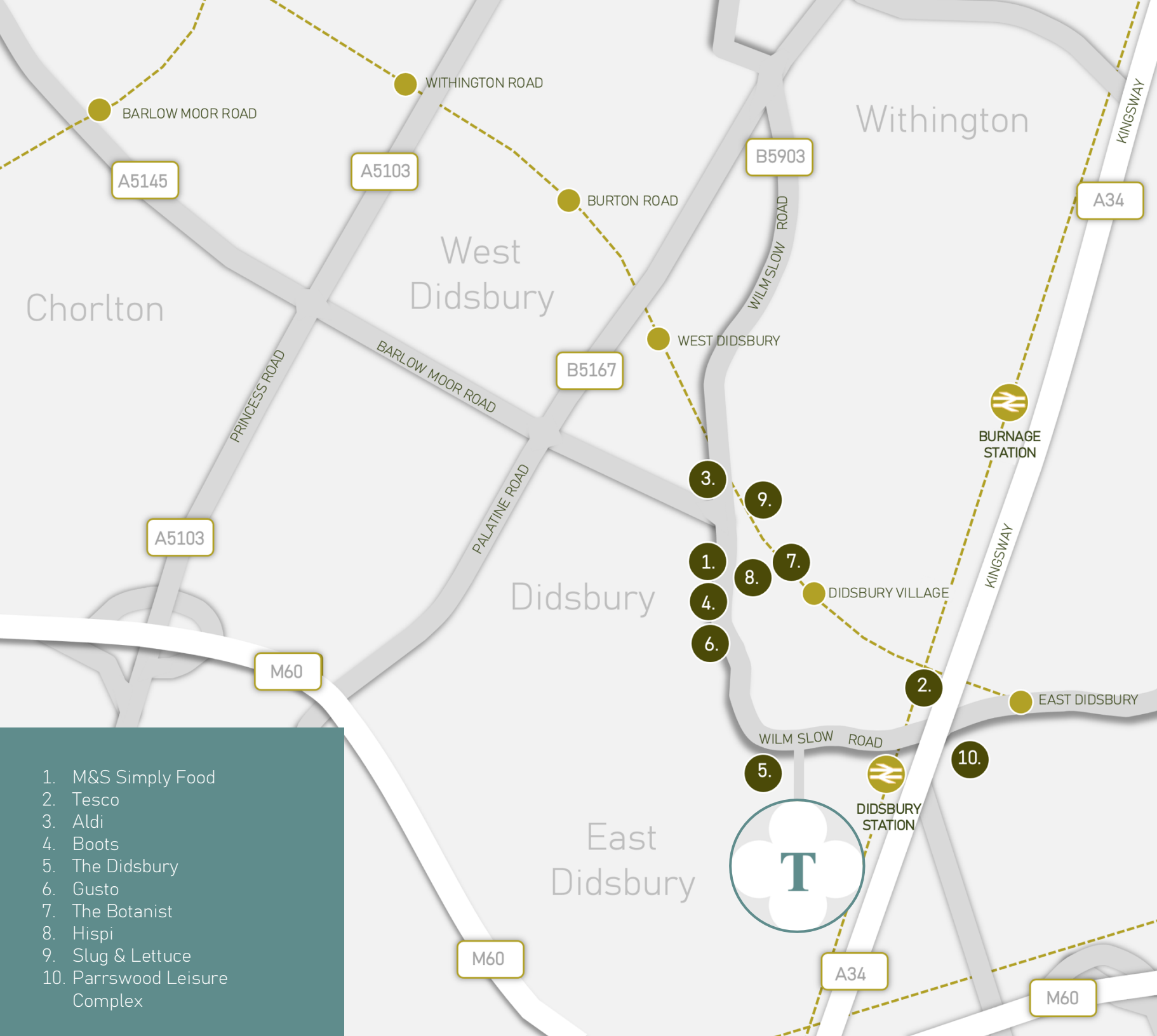
THE TOWERS

DIDSBURY
MANCHESTER
M20 2DX

Plug & Play workspace,
situated within South
Manchester's premiere
business park

A unique Grade II listed
building set within a
modern business park,
offering tranquil leafy
surroundings and
excellent occupier
amenities.





1. M&S Simply Food
2. Tesco
3. Aldi
4. Boots
5. The Didsbury
6. Gusto
7. The Botanist
8. Hispi
9. Slug & Lettuce
10. Parrswood Leisure Complex

Location

Strategically located just 5 miles south of Manchester city centre and within a few minutes' drive of the M56 and M60, The Towers provides the ideal suburban base for businesses.

For those needed access to public transport, the park is well serviced by Didsbury Train Station and Didsbury Village Metrolink, both within a short walk of the property. Didsbury is also well serviced by the regional bus network.

Manchester Airport is situated 5 miles south of the property and is easily reached by road or rail.

Workspace

The available suite is located on the ground floor of this unique Grade II listed building.

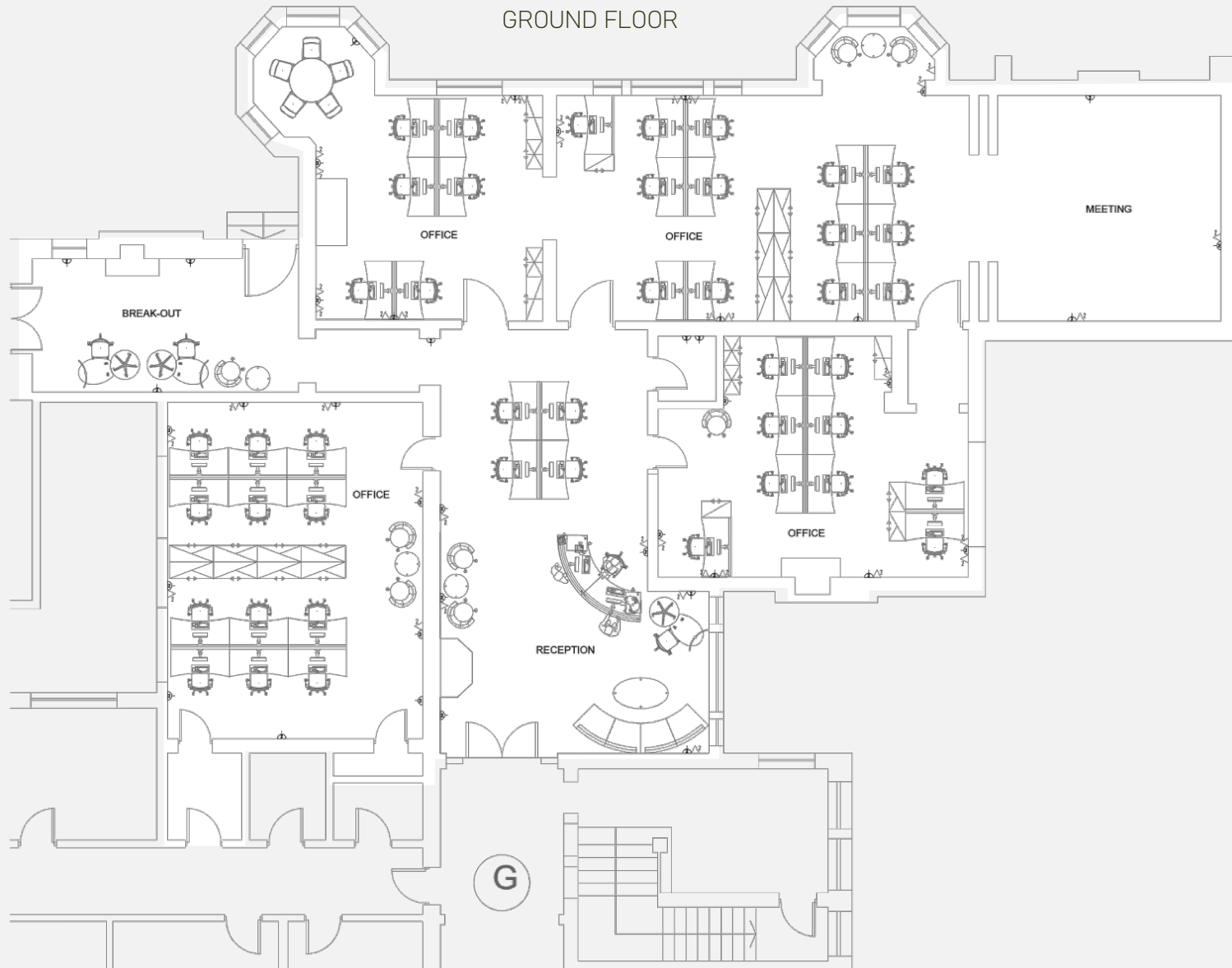
The ground floor space is fully fitted and furnished offering a 'Plug & Play' solution.

SPECIFICATION

- Self-contained 'Plug & Play' Workspace
- Mixture of open plan and private offices / meeting rooms
- Original period features throughout
- Pre-connected ultra-fast broadband
- Mixture of gas fired central heating and cooling
- Feature pendant lighting and strip LED's
- Kitchen, W/C's and shower facilities



Floor Plan



GROUND FLOOR

SQ FT	SQ M
3,840	357

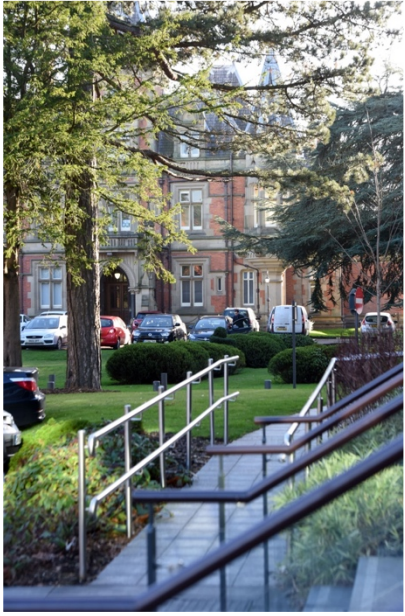
The property has been measured in accordance with the RICS code of measuring practice (6th Edition)

Environment

Towers Business Park provides the perfect work-life balance for occupiers. An abundance of open green spaces and excellent on-site amenities make the park a truly delightful place to work.

When the sun is out, ample outdoor seating allows occupiers to make the most of this beautiful setting. Regular events take place on-site throughout the year, creating a vibrant community feel.

The on-site coffee shop is run by Bean, an award-winning independent coffee roaster, and is open daily for all your food and beverage needs.



Neighbourhood

Didsbury is one of South Manchester's most affluent suburbs and provides an ideal location for co-workers to socialise and unwind.

Whether its after work drinks, lunch with a client or just picking up some essentials before heading home, Didsbury really does have it all. A wide variety of restaurants, café's, bars, delicatessens, and independent boutiques line the attractive high street.

For those seeking some peace and quiet, the beautiful botanical gardens and park at Fletcher Moss could be just the ticket. Stunning in all seasons, a variety of paths can be taken through the formal gardens, nature reserve and riverside walks





LEASE

By way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

On application.

CARS

Car parking is available at a ratio of 1:295 sq ft at £500 pspa.

SERVICE CHARGE & INSURANCE

A service charge of £7.54 psf pa and insurance of £0.54 psf pa will be payable.

BUSINESS RATES

Rates payable 2022/23 - £6.87 psf pa.

VAT

The property is elected for VAT and therefore VAT will be payable on the rent.

EPC

Certificate available on request.

The Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT.

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