



Magnus | Roundthorn Industrial Estate, Floats Road, Manchester, Wythenshaw, M23 9PL

TO LET- two-storey self contained office building located in South Manchester.

Tenure	To Let
Available Size	20,000 sq ft / 1,858.06 sq m
Rent	£20,833 per month
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Key Points

- > Fully refurbished
- > Gas central heating
- > DDA compliant
- > Gated self contained building
- > Comfort cooling
- > Suspended ceilings
- > Ample Parking

Description

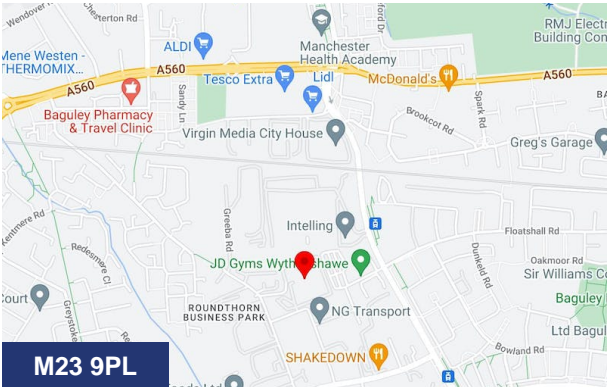
This self-contained building comprises a two-storey steel frame and brick clad construction with a pitched tiled roof. The ground floor and 1st-floor area equal 20,000 with each floor split at 10,000 sq ft. The building's amenities include suspended ceilings with incorporating recessed lighting, comfort cooling, and is DDA compliant.

Location

Located on Roundthorn Industrial Estate, Maginus House is situated on the southern fringes of Greater Manchester, approximately 7 miles from Manchester city centre and 2 miles to the east of Altrincham, Manchester Aiport is 3 miles to the south. The office building is located on Floats Road, which is accessible via Ledsom Road. In terms of location, it is one of the best located and most established estates to the south side of Manchester.

Accommodation

Name	sq ft	Rent
Building - Maginus	20,000	£20,833 per month



Viewing & Further Information



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