

MULBERRY HOUSE



CLAVERTON ROAD . WYTHENSHAW . M23 9NE

TO LET

Fully refurbished HQ style office building within an established business location and opposite Wythenshawe Hospital

5,814 - 18,852 SQ FT

105 CAR PARKING SPACES

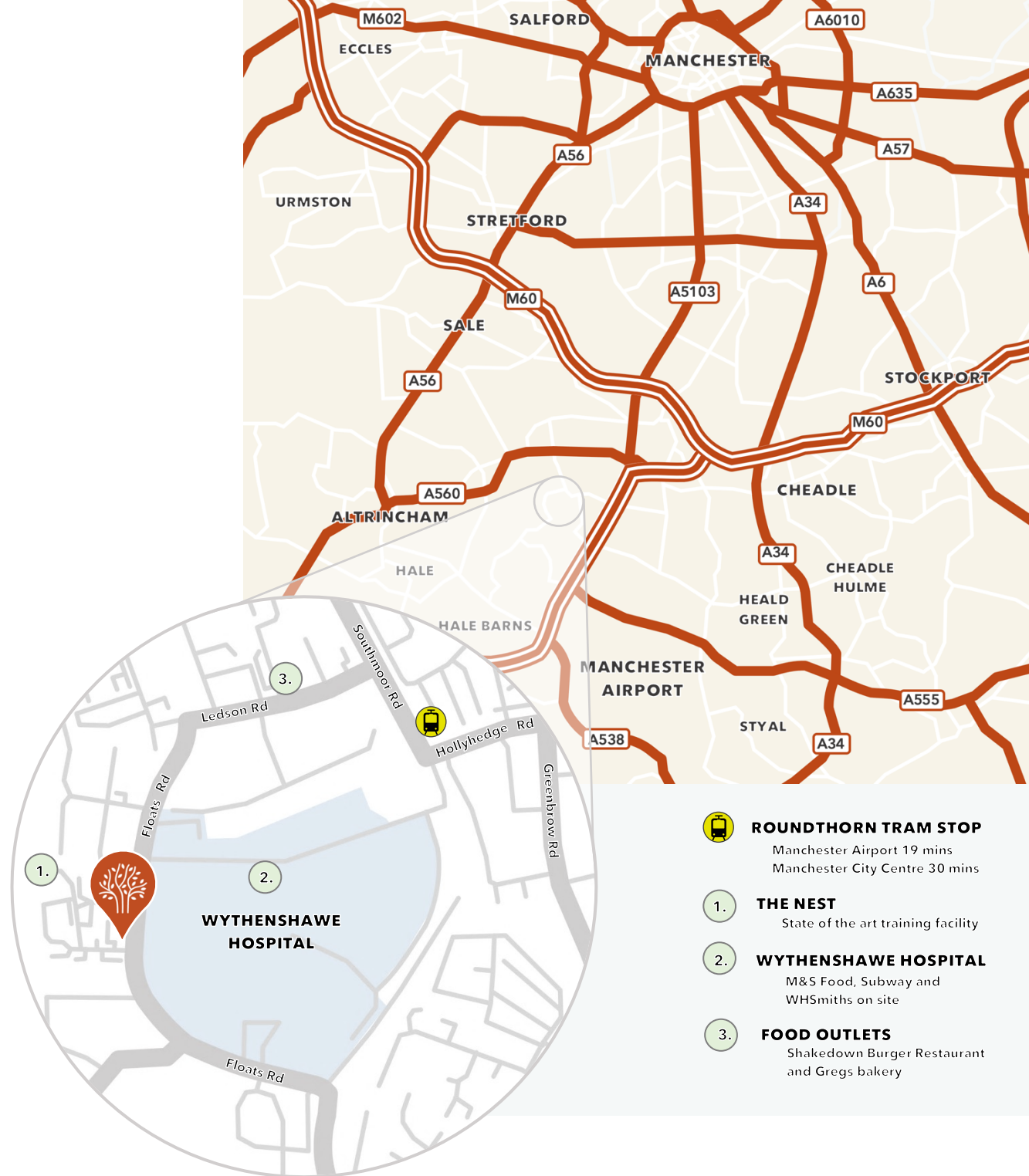






LOCATION

Roundthorn Industrial Estate is situated in South Manchester, close the Wythenshawe Hospital and Manchester Airport.

Junction 3 of the M56 is just 2 miles from the building and the M60 is 3.5 miles away. Manchester Airport is only 3 miles away and is easily reached by car or tram.

In addition, the property is well connected by public transport , being just 10 minutes walk from Roundthorn Tram Stop which offers services to Manchester Aiport, Manchester city centre and across the region. The industrial park is also well served by the bus network.



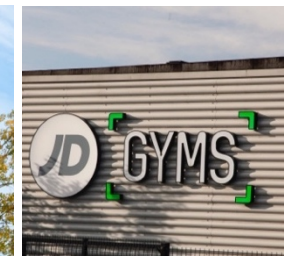
-  **ROUNDTORN TRAM STOP**
Manchester Airport 19 mins
Manchester City Centre 30 mins
-  **1. THE NEST**
State of the art training facility
-  **2. WYTHENSHAWE HOSPITAL**
M&S Food, Subway and WHSmiths on site
-  **3. FOOD OUTLETS**
Shakedown Burger Restaurant and Gregs bakery

SITUATION

The property is prominently situated on the corner of Claventon Road.

There are a variety of occupiers in the immediate vicinity, namely Timpsons HQ who occupy several neighbouring buildings.

There are a number of food vans close by, as well as Shakedown burger restaurant and a Greg's. M&S Food to Go, Subway and WHSmiths are all located on the hospital site opposite and are open to the public. Lidl, McDonalds, and Tesco are also within easy reach of the property, along with a modern JD Gym.



THE SPACE

A fully-refurbished self-contained modern office building.

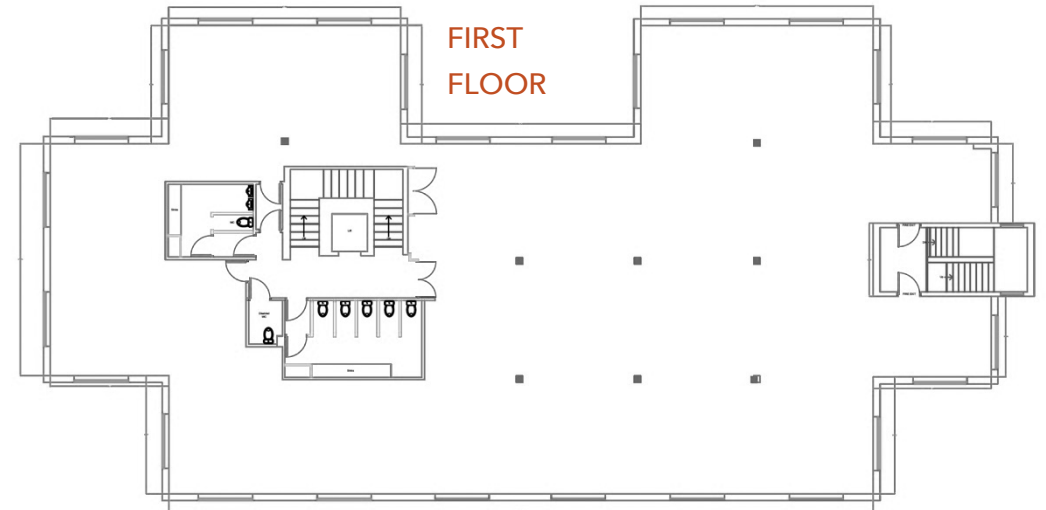
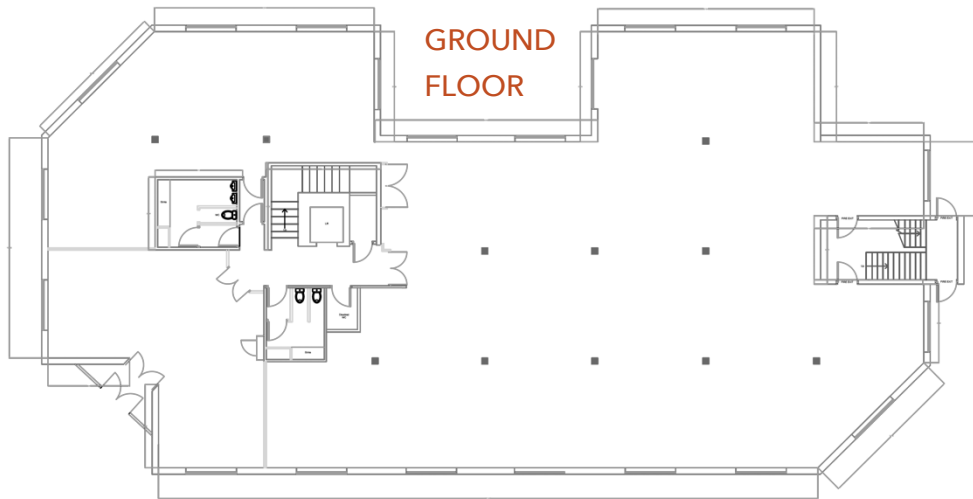
The building has been fully refurbished to a superb specification to provide modern open plan office accommodation with new air-conditioning throughout, LED lighting, kitchenette on each floor, suspended ceilings, underfloor trunking, new carpeting and excellent levels of natural light.

The building offers excellent branding opportunities if the building was to be taken as a whole.

Externally there are 105 car parking spaces surrounded by a mature landscaped environment.

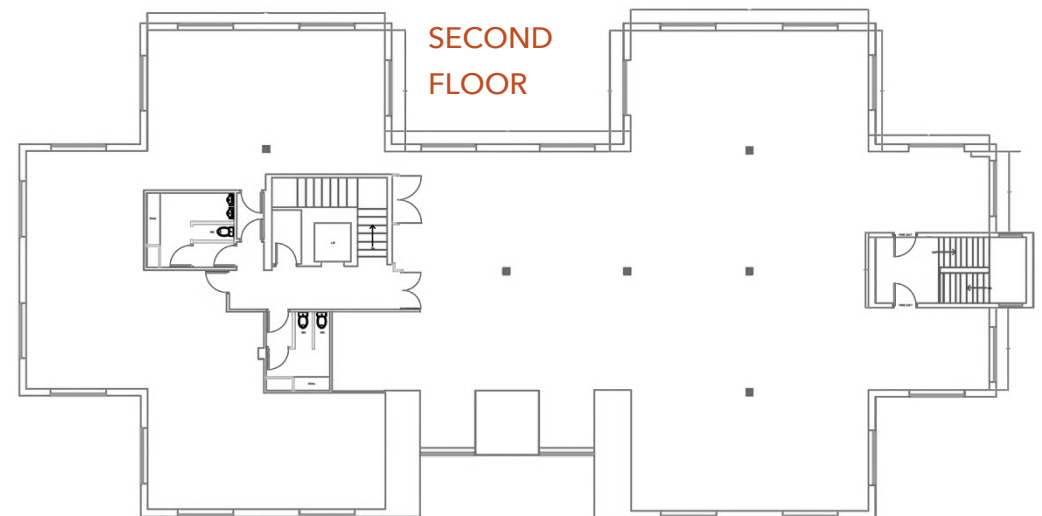


FLOOR PLANS



AVAILABLE ACCOMMODATION

AREA	SIZE (SQ FT)	SIZE (SQ M)
Ground	6,653	618
First	6,385	593
Second	5,814	540
TOTAL	18,852	1,751





THE NEST

Become part of a wider business community

Occupiers at Mulberry House can also benefit from access to neighbouring training facility 'The Nest' at preferential tenant rates.

This state of the art building is located on Claverton Road is ideal for events, staff training and meetings.



FACILITIES AVAILBALE

- BOARDROOM
- 6 PERSON MEETING ROOM
- 8 PERSON MEETING ROOM
- TRAINING ROOM
- BREAKOUT SPACES
- GARDEN AREA



TERMS

LEASE

A new lease is available for a term of years to be agreed. The property can be let as a whole or on a floor by floor basis.

RENT

£12.50 psf pa on the whole / £13.50 psf pa on a floor by floor basis.

SERVICE CHARGE

Approximately £1.00 psf pa on the whole / £5.00 psf pa on a floor by floor basis.

BUSINESS RATES

Rates payable - £5.43 psf pa.

CAR PARKING

105 spaces at a ratio of 1:180 sq ft.

VAT

All prices are quoted exclusive of by may be subject to VAT.

EPC

C-55. Full Certificate available on request.

MONEY LAUNDERING REGULATIONS

In accordance with regulations, ingoing tenants will be subject to Anti-Money Laundering checks.



CONTACT

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