

TOWERS BUSINESS PARK
DIDSBURY
MANCHESTER
M20 2SL

THE
1872
ROOMS
@ THE TOWERS



TO LET - OFFICE SUITES TO ACCOMMODATE 2-40 PEOPLE
FROM £146 PER PERSON PER MONTH



Breakout Space



Weaver



THE 1872 ROOMS @ THE TOWERS



Shared Kitchen



Shared Meeting Room



OVERVIEW

Welcome to The 1872 Rooms in Didsbury, a new hub for small and growing businesses set within the magnificent Towers mansion, completed in 1872 and the birthplace of the Manchester Ship Canal.

‘A fine 19th century mansion, set in extensive landscaped grounds, The Towers offers prestigious office accommodation in a setting of great character and charm’





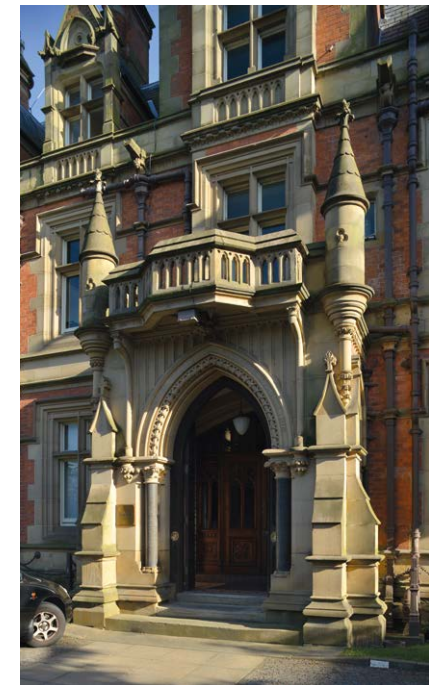
WHAT'S INCLUDED

Take advantage of our all-inclusive offer with a fixed monthly fee to include:

- Rent
- Heating
- Electricity
- Shared meeting room
- Kitchen facilities
- Buildings insurance
- Shared breakout space
- Estate charge for access to The Towers Bike Hub & Coffee Shop

WHAT'S NOT

- IT and Telecoms costs are excluded but we have partnered with Telcom who can provide fibre connectivity up to 100Mb.
- We haven't furnished the offices to keep our prices low and allow you to create your own identity within the space.
- As a small business taking an individual suite then Business Rates won't be payable. Businesses with multiple offices may need to pay a small sum for business rates. We're happy to talk through if you have any questions.



FLOOR AREAS

ACCOMMODATION

	No of Desks	sq ft	Rent (psf)	Rent (pa)
Bridgewater	12-13	992	LET	LET
Howley	10-11	846	LET	LET
Jubilee	6-7	501	LET	LET
Weaver	5-6	420	£25.00	£10,500
Walton	2-3	201	LET	LET

2nd FLOOR

In addition to the 1872 Rooms, we have a suite of sq ft available on the 2nd floor to let on a traditional lease.

	sq ft	Rent (psf)	Rent (pa)
Kite	1,787	£25.00	£44,675

CAR PARKING

Car parking is available at 1 space per 295 sq ft for £500 per space per year.

TERMS

Leases are available from 12 months upwards.



FLOORPLAN



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LOCATION



Junction 1 M60
5 minutes drive



East Didsbury Station
2 minutes drive



Manchester Airport
15 minutes drive

1. Marks & Spencer
2. Boots
3. Dimitris
4. Mud Crab Café
5. Gusto
6. Jem&I
7. The Old Cock
8. The Didsbury Chef & Brewer
9. Tesco
10. Parrswood Leisure Complex
11. Didsbury House Hotel
12. Didsbury Park Hotel





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'Located only a few miles from Manchester city centre, Didsbury has an atmosphere all of it's own'

AMENITIES

With a variety of restaurants, bars and eateries, Didsbury provides an ideal environment to satisfy both business and social occasions. Classy and stylish, Didsbury has an air of sophistication and a reputation for offering city amenities in a village setting.



ENVIRONMENT

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EPC

The building has an EPC rating of D96.
A certificate can be provided on request.

VAT

All prices and outgoings quoted are exclusive of VAT.

The Towers Business Park is a growing community with an excellent mix of young businesses and blue chip companies. **The 1872 Rooms** will provide you the opportunity to shape the future of the park from within a crucial building in Manchester's history





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VIEWINGS

To arrange a viewing, please contact :

Canning O'Neill

James Dickinson

Mobile: 07876 654062

Email: james@canningoneill.com

Edwards & Co

Ed Keany

Mobile: 07734 229202

Email: ed@edwardsandco.com

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