

Pegasus House, Tilson Road, Wythenshawe, Manchester, M23 9GF



“
Exceptional road links to the M60,
M56 and Manchester Airport. ”

TO LET
FIRST FLOOR OFFICES
ON FLEXIBLE TERMS
297 - 897 SQ FT

t: 01625 800 066
t: 01565 260 000

LOCATION

The property is located on Tilson Road just off Floats Road in Wythenshawe.

The surrounding area is a mix of office and industrial warehouse properties. Floats Road/Ledson Road is approximately 2 miles from junction 3 on the M56 and 3 miles from junction 5 on the M60. Manchester Airport short drive at just 4 miles away. Roundthorn Metrolink Stop is 0.2 miles from the office providing quick access to Manchester City Centre and the Airport.

DESCRIPTION

The offices form part of a larger premises with a range of suite sizes. Access to the offices is gained through a Key Pad entry front door which leads to the first floor. The floor comprises office space, a communal kitchen and shared toilets. The office accommodation can be taken in a variety of arrangements, each office has Air Conditioning.

LEASE

The property is available by way of a new effective FR&I lease for a term of years to be negotiated incorporating rent reviews at the appropriate levels.

RENTS

Quoting rents include a service charge and heating, electricity is metered separately for each suite and is payable by the ingoing tenant. Small Business Rate Relief may apply.

CAR PARKING

There is limited amount of Car Parking on site.

EPC

An EPC will be provided as soon as it is available.

VAT

All prices and outgoings are liable for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction

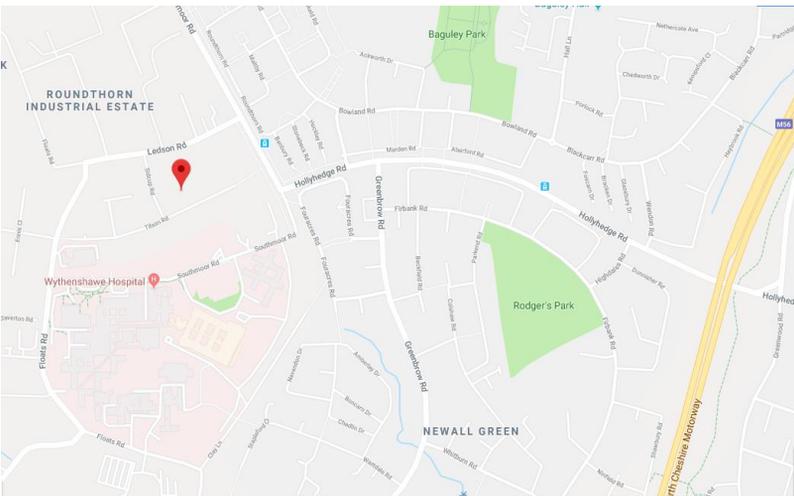
VIEWINGS

Strictly by appointment with Williams Commercial on **01625 800066 / 01565 260000** or contact Simon Gardner at sq@willsill.co.uk

**Subject to contract
October 2019**



Office	Size (Sq Ft)	Cost per annum	Cost per month
1	600	£6,000	£500
2	297	£3,600	£300
3	300	NOW LET	
4	595		
5	900		



Important Notice

Williams Commercial for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Commercial has any authority to make or give any representations or warranty in relation to this property.

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