

**NOW  
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**TO LET**

**Manchester International Office Centre**

**Ground Floor Office Suite**



**Gifford Dixon**

Commercial Property

**0161 667 1317**

**Suite 4a, Styal Road, Wythenshawe, Manchester, M22 5WB**

**321 Sq. M / 3,456 Sq. Ft**

**£65,000pa + VAT**

**(including 15 parking spaces)**

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MANCHESTER INTERNATIONAL OFFICE CENTRE



## LOCATION

The strategic location of MIOC and the excellent public transport links ensures occupiers are able to benefit from a wide range of local, national and international business and transport connections provided by Manchester International Airport and the motorway network.

MIOC is located less than a mile from Manchester International Airport and Junction 5 of the M56 Motorway, providing direct access to the national motorway system. The building occupies a prominent position at the junction of Styal Road and Ringway Road.

Heald Green railway station has regular connections to Manchester Piccadilly and is within a 10 minute walk. Intercity connections are available from Wilmslow or Manchester City Centre. A comprehensive network of bus routes operate locally to the building. Shadowmoss Tram Station is just a 10 minute walk away from the premises.

## DESCRIPTION

The building has undergone a complete internal transformation with a total refurbishment of the reception and common areas. In addition a new fitness centre, cycle lockers, onsite café and business lounge, changing facilities and showers offer tenants excellent amenities.

An inviting and recently renovated manned reception provides access to the available suite, which is located to the front of the ground floor and provides a largely open plan office space with partitioned managers office, meeting room, storage rooms and kitchen off.

The suite provides high levels of natural light with a generous suspended ceiling height and inset LED lighting, plus integrated air conditioning units throughout. The suite has been finished to a high standard throughout and offers a true turn-key opportunity with the option to acquire the outgoing tenant's furniture when assigning their lease.

15 private car parking spaces are also included with this suite.

## ACCOMMODATION

As measured on a net internal basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

GROUND - SUITE 4A

321 SQ. M. (3,456 SQ. FT.)

Incorporating open plan office with partitioned managers office, meeting room, kitchen and storage rooms off.

## TERMS

The premises are available by way of an assignment of the existing 10 year lease from 1st February 2021. Full details are available upon request.

## RENT

Passing rent of **£65,000pa\*** with fixed increase to **£70,020pa\*** from 1st February 2025  
\*prices include 15 car parking spaces at £500pa per space.

## SERVICE CHARGE

A service charge is levied on each individual unit to provide for external repair and maintenance and internal common parts repair and maintenance. This cost includes a contribution towards on site staff costs. For the current service charge year the annual cost associated with this unit are £21,425.22

## BUSINESS RATES

Rateable Value (2023 List) - £49,750

Interested parties are advised to make their own enquiries with the local authority regarding rates payable, however Rates Payable are currently based on a rate of 49.9p/£ (2023/24) therefore rates payable are believed to be in the region of £24,825

## EPC

C (75)

## LEGAL COSTS

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

## VAT

We understand that VAT is applicable to the rent on this suite.

## CONTACT

**Gifford Dixon**

Commercial Property

**0161 667 1317**

**Steven Gifford-Dixon**

steven@gifforddixon.co.uk

Subject to contract 28th May 2024





Smooth

FITNESS SUITE  
BOULEVARD WALK











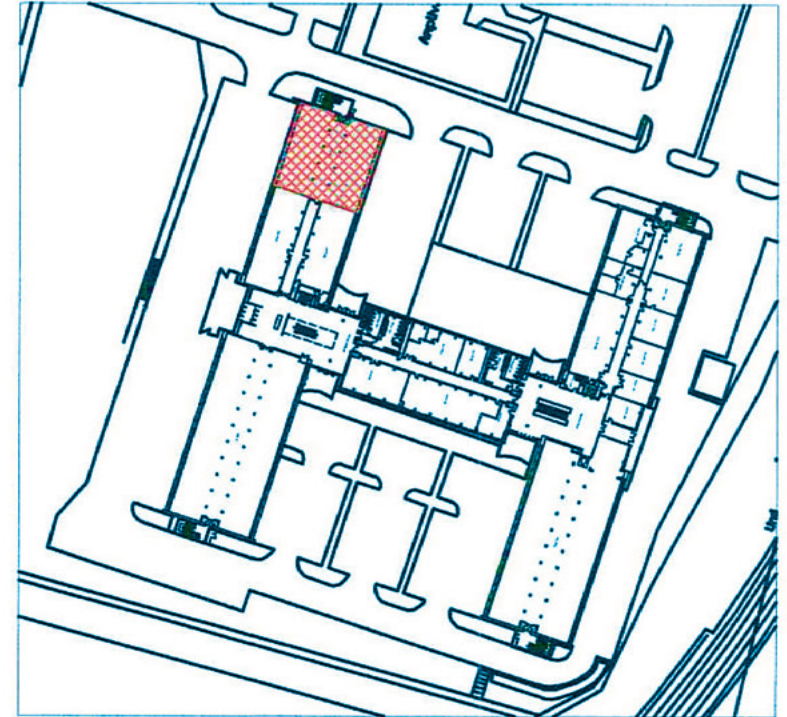
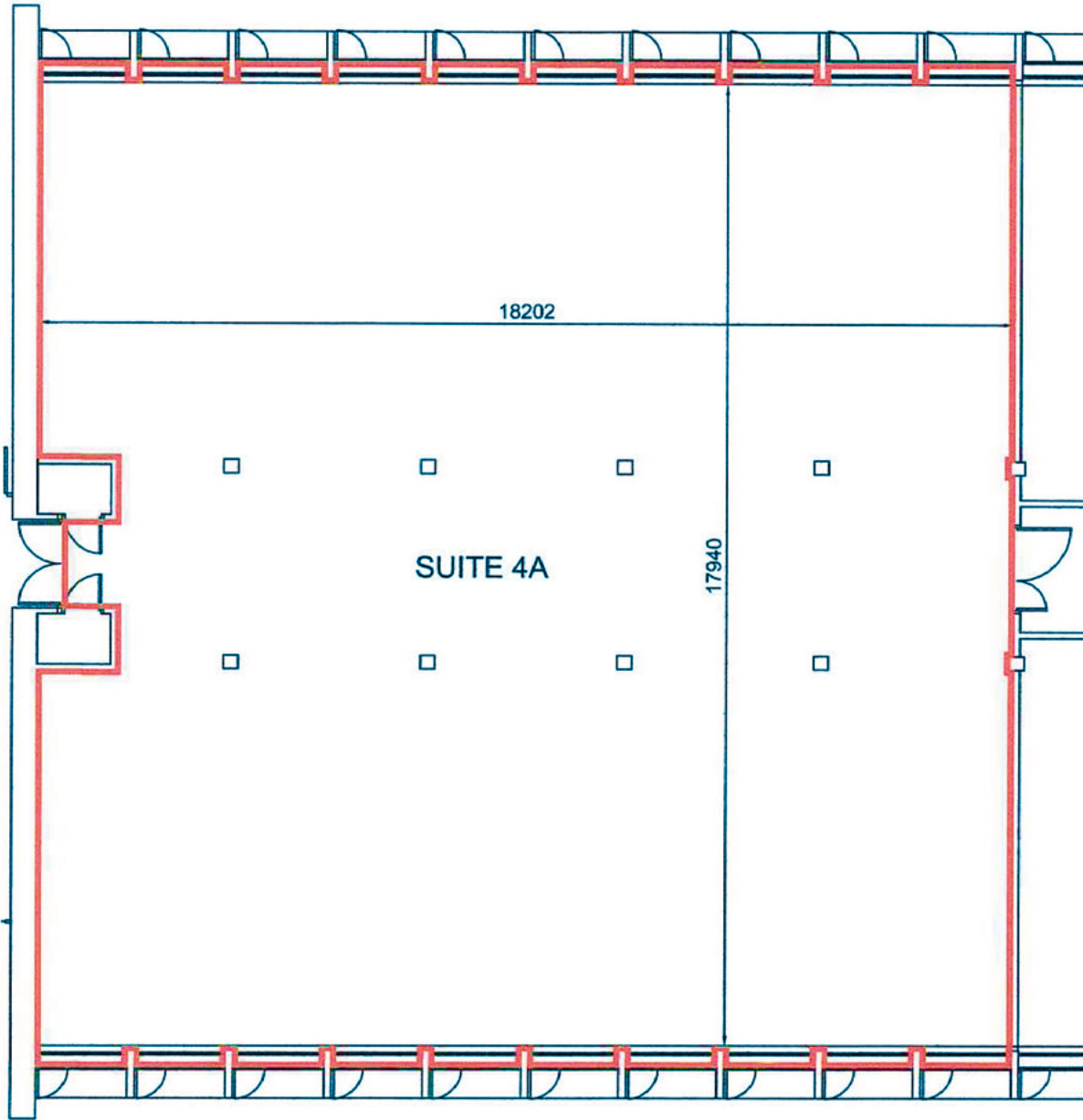






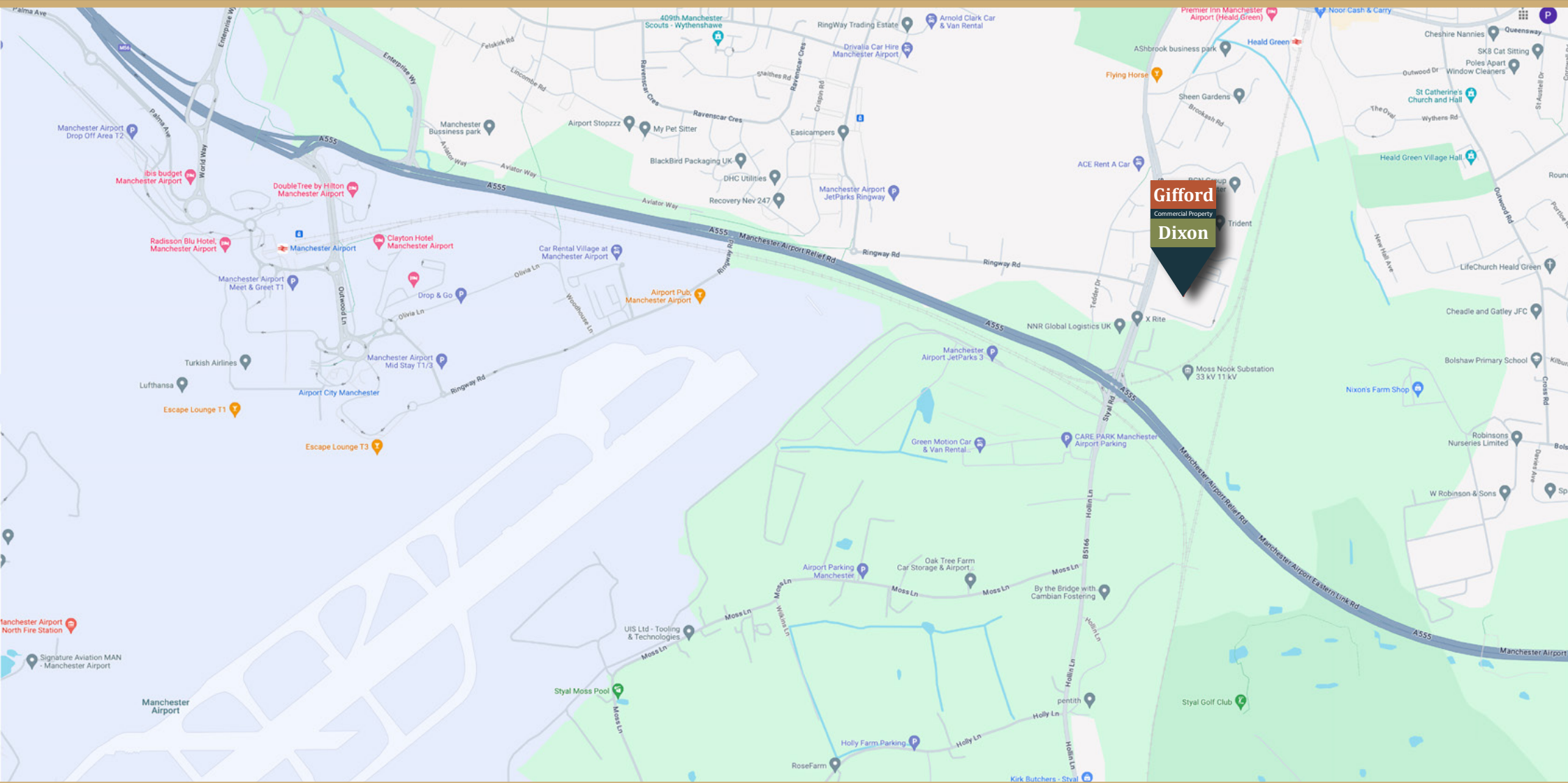


FLOOR PLANS



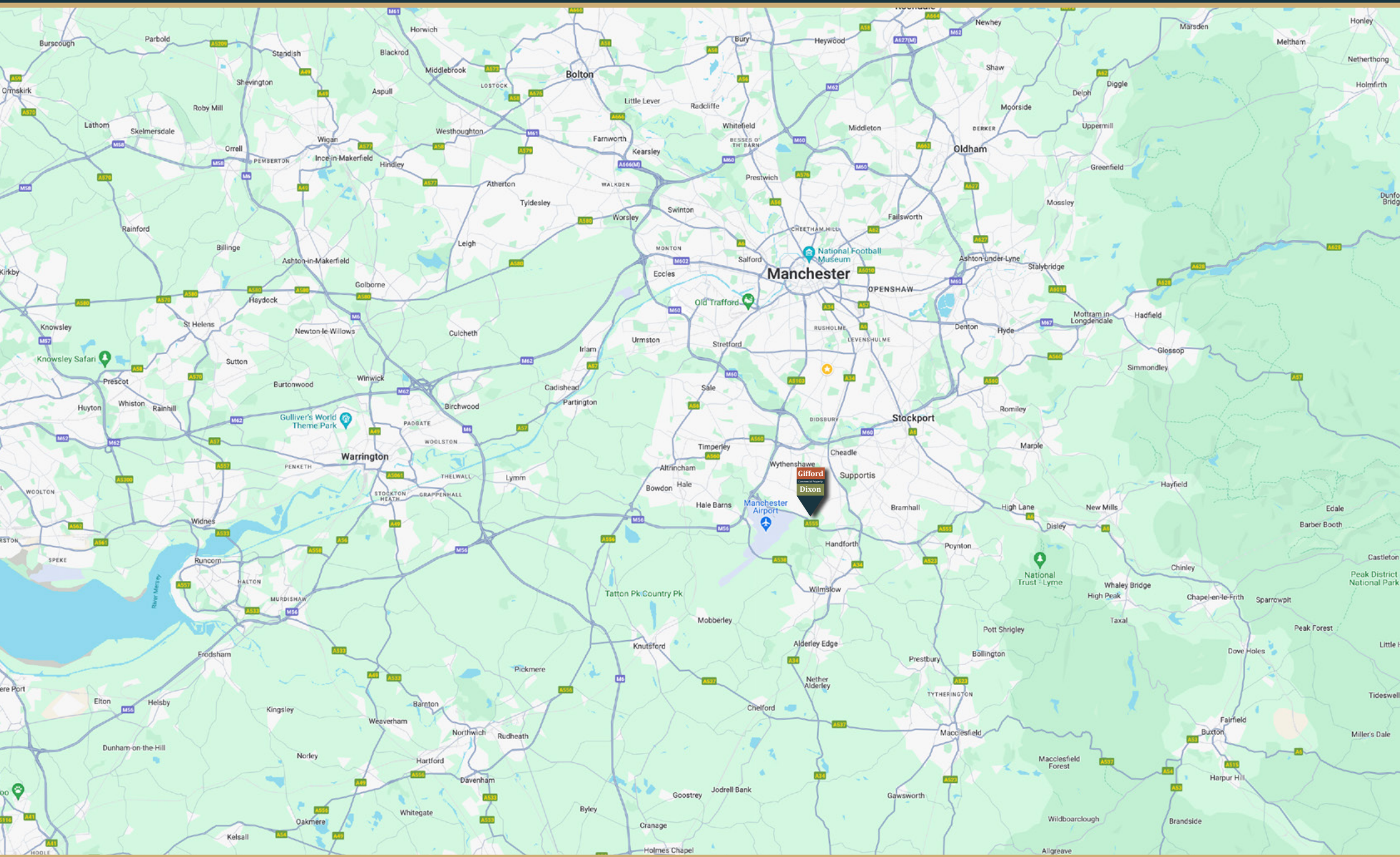
Style Road





**Gifford**  
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