

Gifford Dixon

Commercial Property

Leisure, Workshops To Let

£18,000 per annum

1,568 sq ft

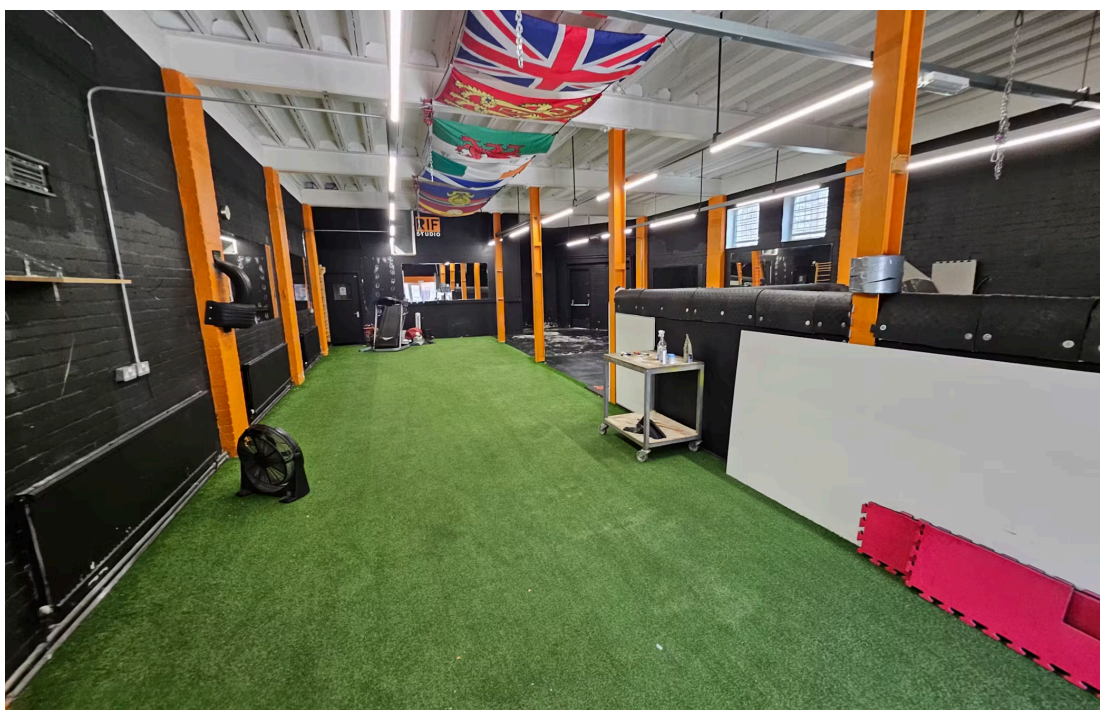
**25-27 Rutland Street,
Swinton, Manchester, M27
6AU**

Secure ground floor former
gymnasium premises

- Open plan space
- Suitable for a variety of uses
- Self contained premises inc Kitchen & W/C facilities
- Pull in parking to front
- Free car park nearby
- Turn key opportunity for gym use

0161 667 1317
gifforddixon.co.uk





Description

The property is a two-storey mid terrace building of brick construction beneath a flat roof. The subject of this letting is the ground floor former gymnasium premises, which is accessed via electric roller shutter security door fronting Rutland Street. Internally the premises is largely open plan, with small entrance foyer leading to the main gymnasium room, with small storage cupboard to the rear and kitchen/toilet facilities off to the side. Additionally, the unit provides a generous 3.8 metre ceiling height.

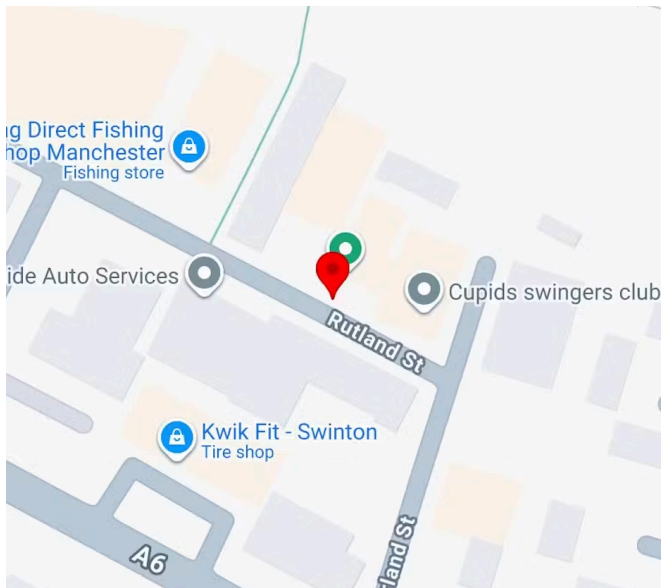
It is a highly versatile commercial/industrial premises situated in a well-established business pocket within the City of Salford, Greater Manchester. Perfectly bridging the gap between urban accessibility and industrial functionality, this location offers an ideal base for light manufacturing, logistics, studio space, or business storage.

Location

Rutland Street is characterized by a thriving mix of light industrial units, trade counters, and creative workspaces, successfully hosting notable local operators like Mariyka's Dance Studios (above) and Furry Dog Mother nearby.

The property benefits from excellent transport links as follows:

- **Rail Access:** The property sits exceptionally close to Swinton (Manchester) Train Station, positioned just 0.3 miles (a 5-minute walk) to the south-west, providing rapid, direct commuter links to Manchester Victoria and the wider North West rail network.
- **Arterial Road Network:** Positioned just minutes from the major A580 (East Lancashire Road), providing an immediate, direct dual-carriageway route into Manchester city centre and a fast link to the regional highway infrastructure.
- **Motorway Proximity:** The site benefits from swift access to the M60 orbital motorway (Junction 13/14) and the M61, allowing seamless logistics distribution and vehicle transit across Greater Manchester, Cheshire, and Lancashire.



Summary

- Rent: £18,000 per annum
- Business rates: 100% SBRR available to qualifying tenants
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease
- Terms: 6 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings

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Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Entrance Foyer	108	10.03
Ground	Open plan gymnasium	1,392	129.32
Ground	Kitchen/toilet block	68	6.32
Total		1,568	145.67

Terms

The premises are available on a new effective FRI (fully repairing and insuring) lease for a minimum of 6 years with upward only rent review at the end of the third year and all other terms to be agreed.

Business Rates

Rateable Value (2026 List) - £10,500

100% Small Business Rate Relief (SBRR) available to qualifying tenants. Interested parties are advised to make their own enquiries with the local council regarding rates payable.

VAT

We understand that VAT is applicable to the rent here

Legal Costs

The ingoing tenant is to be responsible for the landlords' reasonable legal fees in the preparation of the lease and associated documentation

Services

We understand that mains gas, electric, water and drainage are connected to this premises.

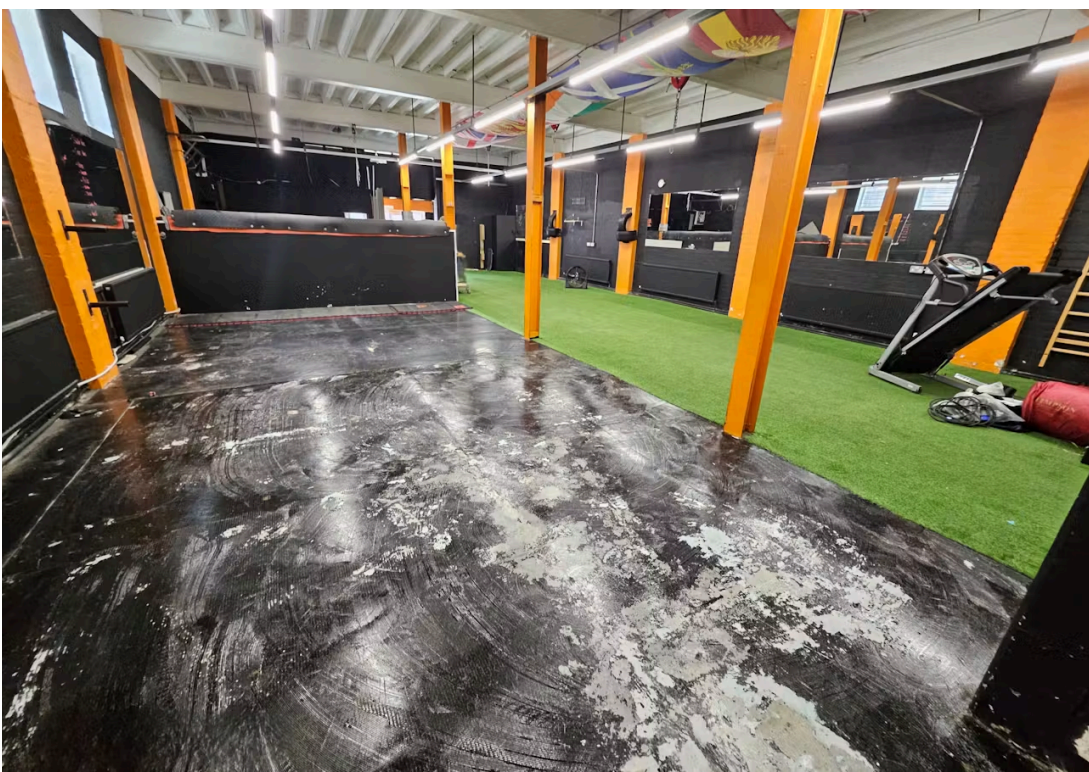
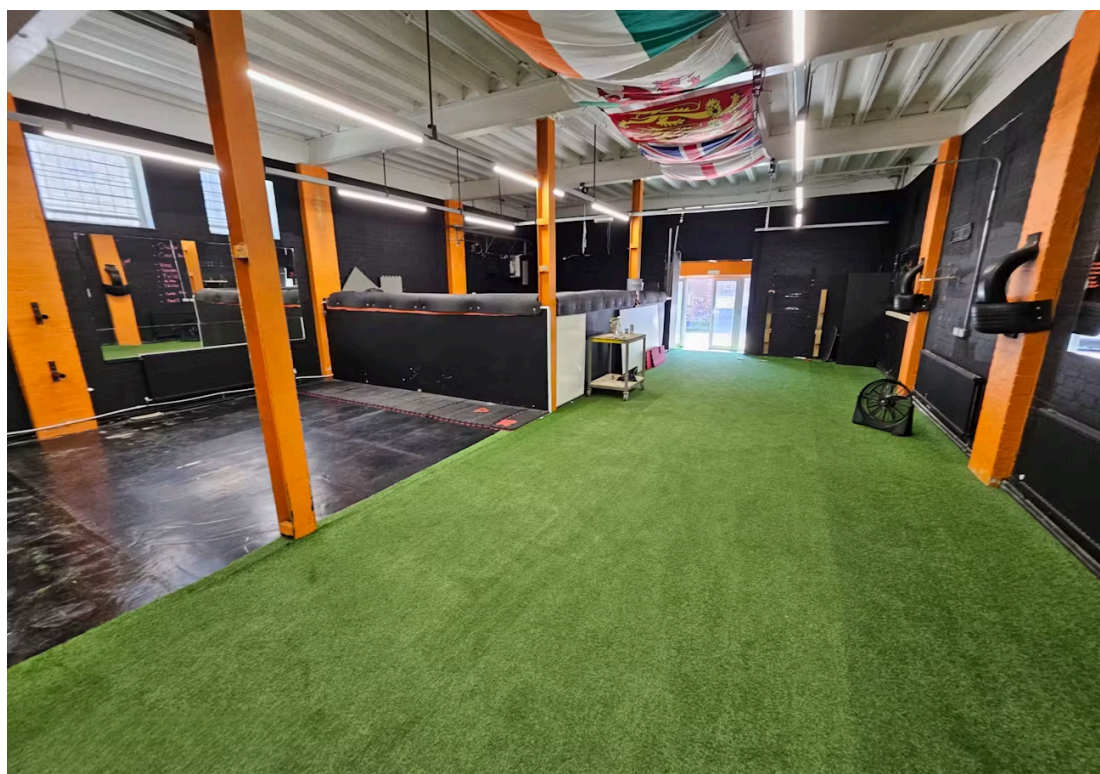
Availability

Available Immediately

Gifford Dixon

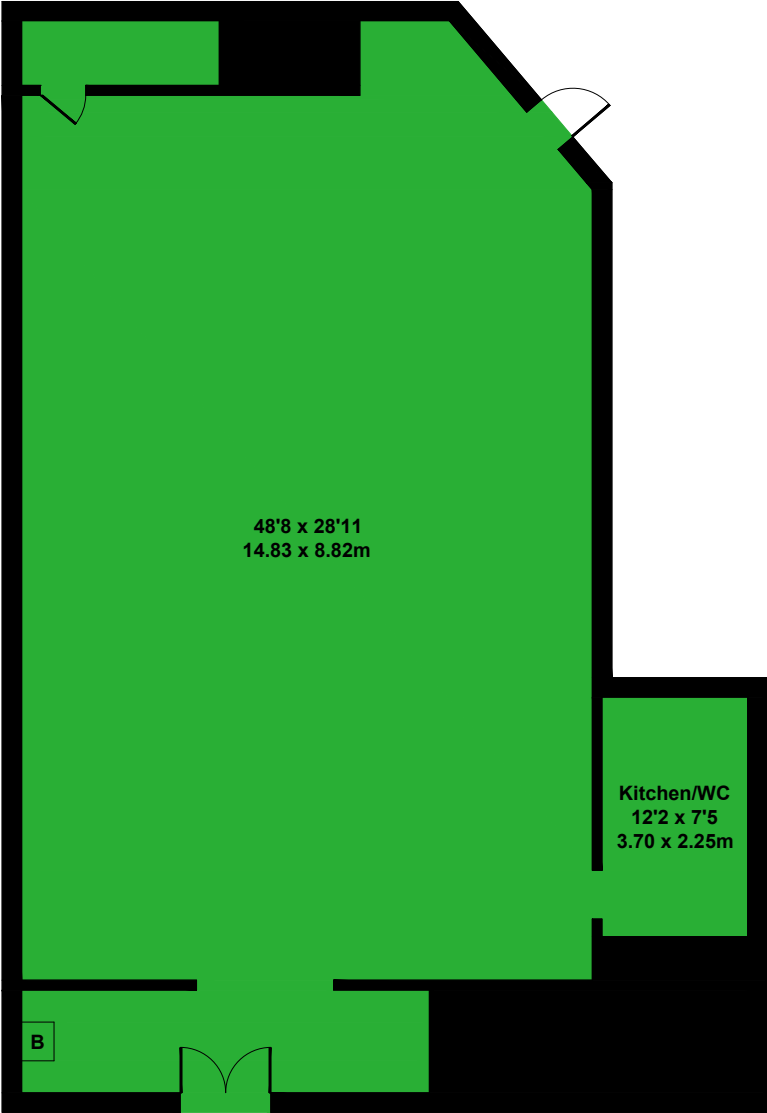
Commercial Property

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Ground Floor Unit, 25-27 Rutland Street, Swinton

Approximate Gross Internal Area
1560 sq ft - 145 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
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