

Gifford Dixon

Commercial Property

Leisure, Office To Let

£22,000 per annum

1,570 sq ft

21 Rutland Street, Swinton, Manchester, M27 6AU

Substantial first floor office
premises in popular Swinton
location

- Partitioned office space with scope to open up
- Shared entrance, stairs and W/C facilities
- Private kitchen facility
- Prominently located to centre of Rutland Street
- Suitable for other uses including leisure, salon type uses.

0161 667 1317
gifforddixon.co.uk





Description

The property is a substantial two-storey detached building of brick construction beneath a pitched slate roof. The subject of this letting is the first floor office space edged red on the plan, which is accessed via shared ground floor entrance fronting Rutland Street beyond secure roller shutter entrance canopy. Internally the premises has been separated into multiple office rooms, storage rooms, boiler room and kitchen, but could potentially be opened up to suit the incoming tenants needs.

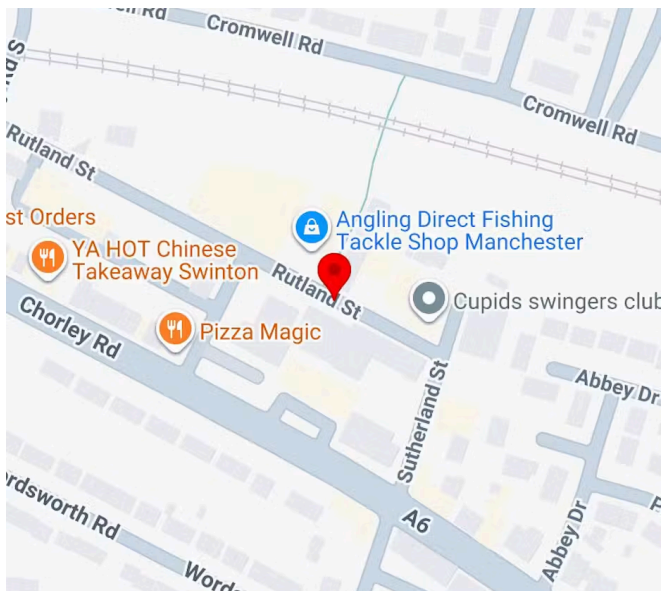
Location

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: £22,000 per annum
- Business rates: 100% SBRR available for 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

Steven Gifford-Dixon
0161 667 1317
steven@gifforddixon.co.uk

Accommodation

Name	Floor/Unit	Description	sq ft
1st - Reception Room	1st	Reception Room	245
1st - Kitchen	1st	Kitchen	38
1st - Office area	1st	Office area	335
1st - Office 1	1st	Office 1	105
1st - Office 2	1st	Office 2	105
1st - Open plan rear office	1st	Open plan rear office	521
1st - Rear Store	1st	Rear Store	51
1st - Store	1st	Store	125
1st - Boiler Room/Store	1st	Boiler Room/Store	45
Total			1,570

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) - £11,500

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.

Services

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

VAT

We understand that VAT is applicable to the rent here

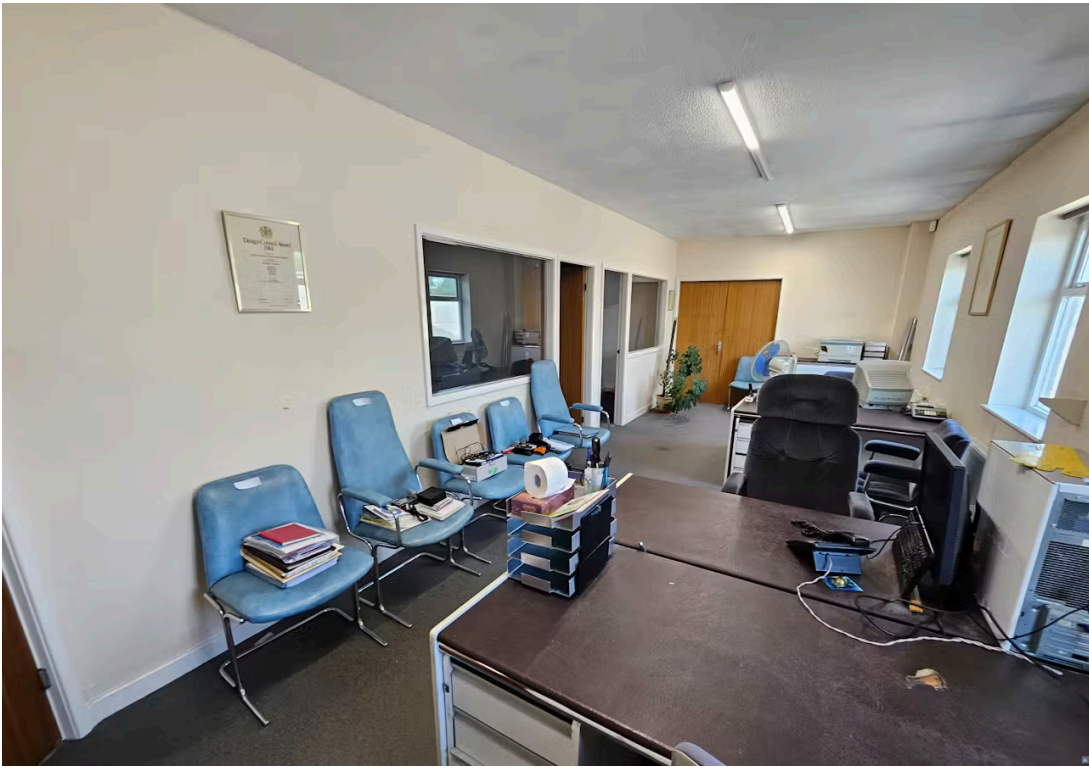
Legal Costs

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

Gifford Dixon

Commercial Property

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21 Rutland Street

Approximate Gross Internal Area
4230 sq ft - 393 sq m

