



**TO LET – 12,238 sq ft Fully Fitted Workspace
1st Floor, Waterside Court, 1 Crewe Road, Manchester, M23 9BE**



PROPERTY SUMMARY

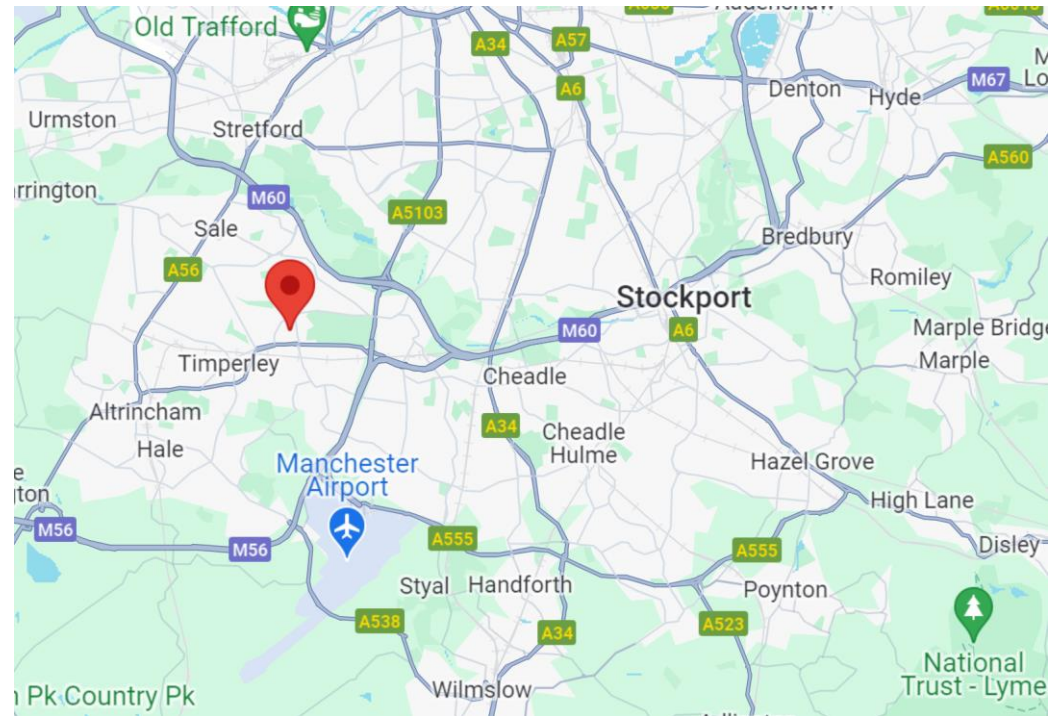
Waterside comprises a modern self-contained two storey office building which has recently been comprehensively remodelled to provide outstanding office accommodation.

The available suite is located on the 1st floor totalling 12,238 sq ft and is fully fitted and furnished to a high specification.

The building also benefits from mature landscaped gardens and a secure gated entry system with dedicated secure parking for 60 vehicles. A shower & cycle hub is also available on-site.

Waterside is superbly positioned to access the regional motorway network, Manchester Airport and the numerous South Manchester amenities this area benefits from.

The suite is available by way of new lease direct off the Landlord or lease assignment.



LOCATION

Waterside is located within $\frac{1}{4}$ of a mile of the A560 Altrincham Road in Wythenshawe, approximately 7 miles south of Manchester city centre.

The building is just $\frac{1}{2}$ a mile from junction 3 of the M56 and junction 5 of the M60 motorways. Manchester Airport is a 10-minute drive and Altrincham town centre is approximately 2 miles away.

Moor Road Metrolink station sits directly adjacent to the building, with services running every 6 minutes during peak times to Central Manchester and Manchester Airport.

Waterside is situated at the junction of Crewe Road and Moor Road adjacent to Oaks Business Park and Manchester Health Academy. Other local occupiers include B&M, Pets at Home, Wickes, Matalan, Tesco, Aldi and Lidl.



DESCRIPTION & SPECIFICATION

Waterside Court has been comprehensively refurbished to provide high quality Grade A workspace set within secure landscaped grounds.

The ground floor reception and concierge team provides a sense of arrival with high quality finishes and services throughout.

Lift access is provided to all floors alongside male, female and DDA WC facilities. Showers are also available within the building.

Office specification includes heating & cooling VRF air-conditioning system, suspended ceiling with integrated LED lighting, full access raised flooring with carpet finishes.

Externally dedicated car parking is provided for 60 vehicles plus secure bike storage is provided. Landscaped areas provide seating and space for employees to enjoy time away from their desk.

The building is EPC rated B.



FIT-OUT SPECIFICATION

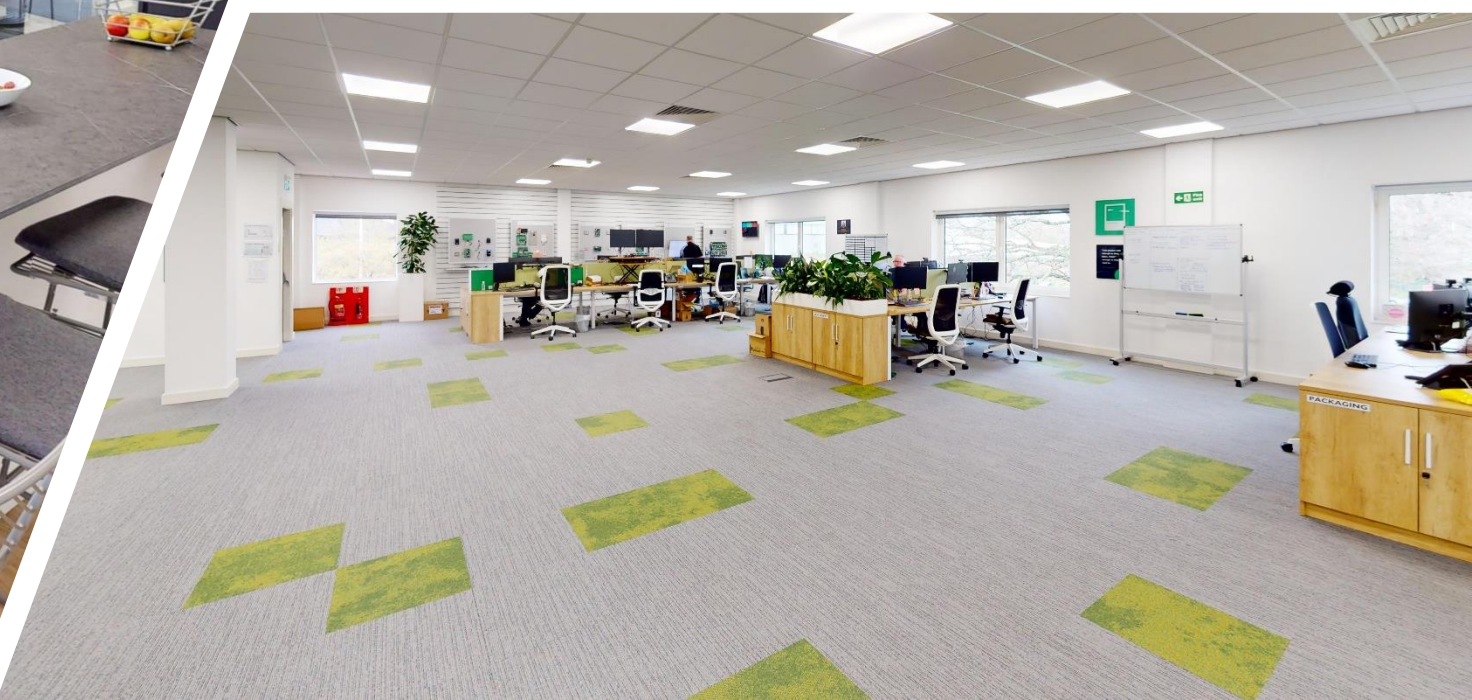
The office fit-out includes:

- Reception and welcome area
- 1 x 24-person board room inc AV
- Large kitchen & breakout area
- 2 x private offices
- 2 x meeting rooms
- Large open plan workspace for 100-120 workstations
- Power & data cabling throughout & separate comms room

LEASE TERMS

The property is available on a leasehold basis by way of new lease direct from the Landlord or lease assignment.

Rent on application.







Click for Matterport Tour:

<https://my.matterport.com/show/?m=qD5Ayt64cKa>

Contact



The Energy Performance Certificate is available on request.
All prices are exclusive but may be liable to VAT at the prevailing rate.
Each party to be responsible for their own legal fees incurred in the transaction.

For further information, or to arrange a viewing, please contact the Joint Agents Knight Frank or Canning O'Neill:

MATT SHUFFLEBOTTOM

+44 161 833 7721
+44 7814 215 258
matt.shufflebottom@knightfrank.com

JAMES DICKINSON

+44 161 244 5500
+44 7876 654 062
james@canningoneill.com

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