

TO LET
HIGH SPECIFICATION LABORATORY & OFFICES
8,570 TO 21,620 SQ. FT. (796 - 2,009 SQ. M.)

1 CREWE ROAD SOUTH MANCHESTER M23 9BE

WATERSIDE
COURT



HIGH SPECIFICATION LABORATORY & OFFICES



HIGH SPEC
LABORATORY



LED
LIGHTING



AIR
CONDITIONING



RAISED
FLOORING



55 CAR PARKING
SPACES



MALE & FEMALE
WC'S TO EACH
FLOOR



OUTDOOR
WELL BEING
AREA



BICYCLE
FACILITIES
& SHOWERS



LABORATORY & OFFICE ACCOMMODATION

Waterside Court comprises a modern self-contained two storey office building which has recently been comprehensively refurbished and fitted out to provide outstanding office and laboratory space.

The building also benefits from mature landscaped gardens and a secure, monitored gated entry system with dedicated secure parking.

The offices benefit from existing tenant fit out which includes a reception and conferencing centre, staff welfare, cellular offices and an open plan areas.

The laboratory has been fitted out to a high standard to include independent air conditioning, fume cupboards, gas and air supplies, standby generation, store rooms , work benches and cabinets.

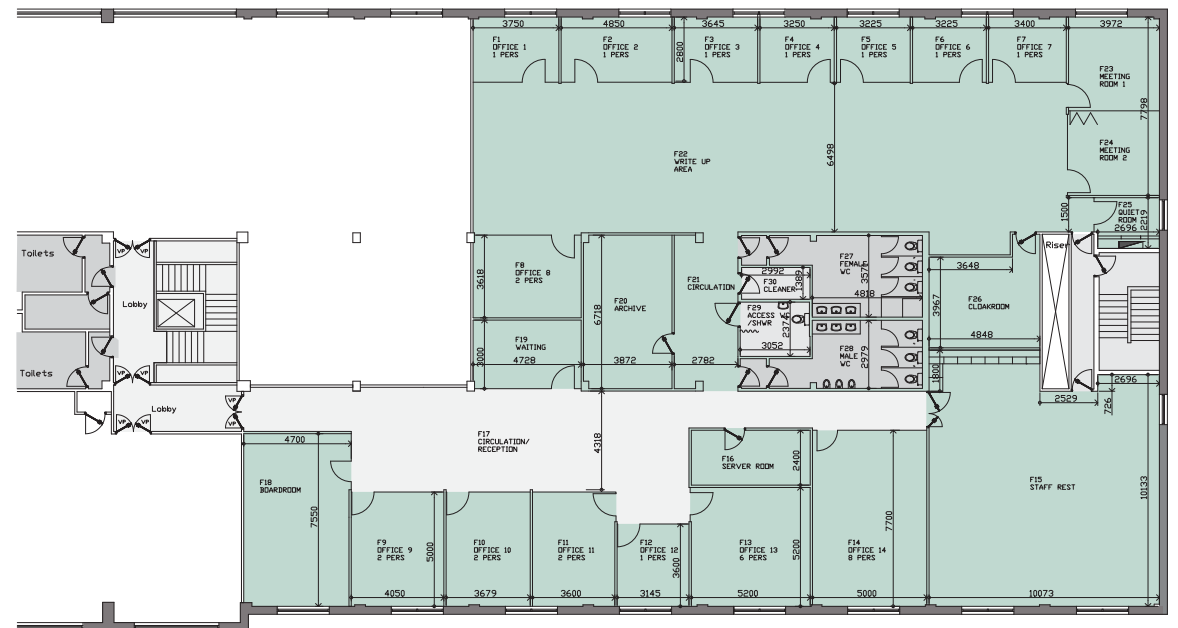
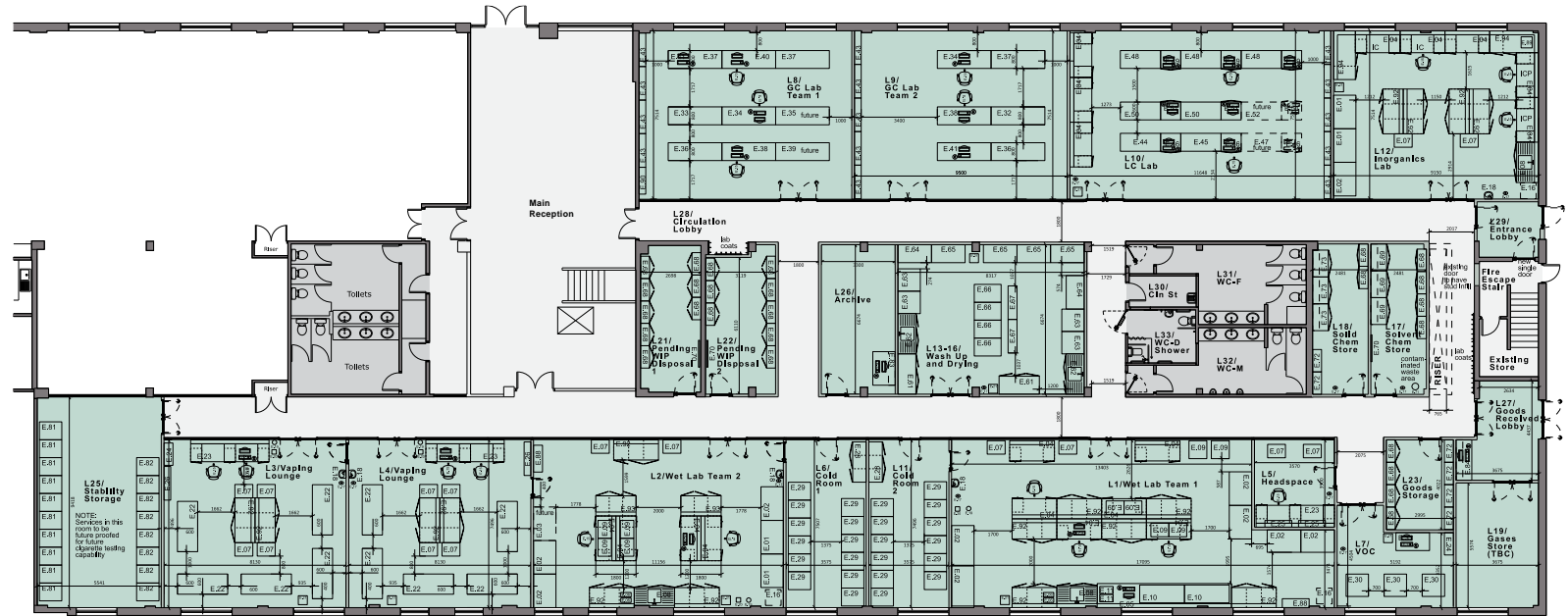
Both the offices and laboratory can be provided with existing furniture and some fittings.



FLOORPLANS

	Sq Ft	Sq M
First Floor	8,570	796
Ground Floor	13,050	1,212
TOTAL	21,620	2,009

GROUND FLOOR



FIRST FLOOR



LOCATION

Waterside Court is located within ¼ of a mile of the A560 Altrincham Road approximately 7 miles south of Manchester city centre.

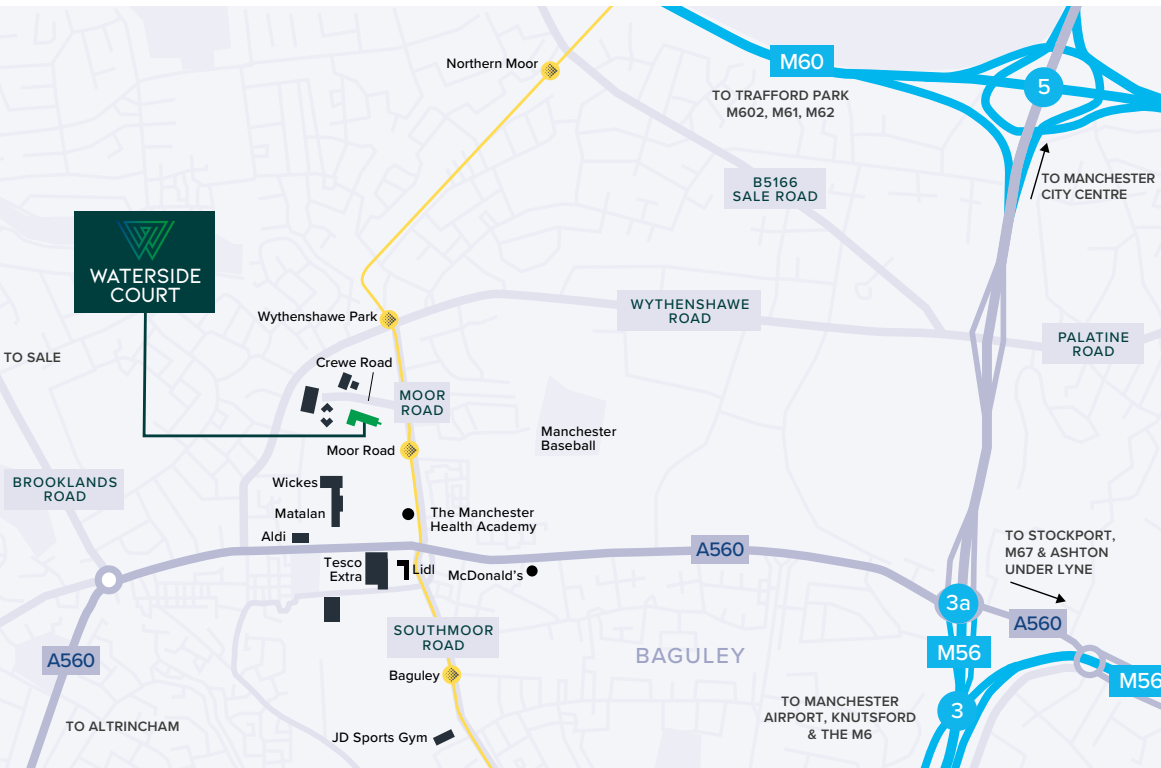
The building is just ½ a mile from junction 3 of the M56 and junction 5 of the M60 motorways. Manchester Airport is a 10 minute drive and Altrincham town centre is approximately 2 miles away.

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 Court 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.

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





WATERSIDE COURT

1 CREWE ROAD SOUTH MANCHESTER M23 9BE

[SUMMARY](#)

[SPECIFICATION](#)

[PLANS](#)

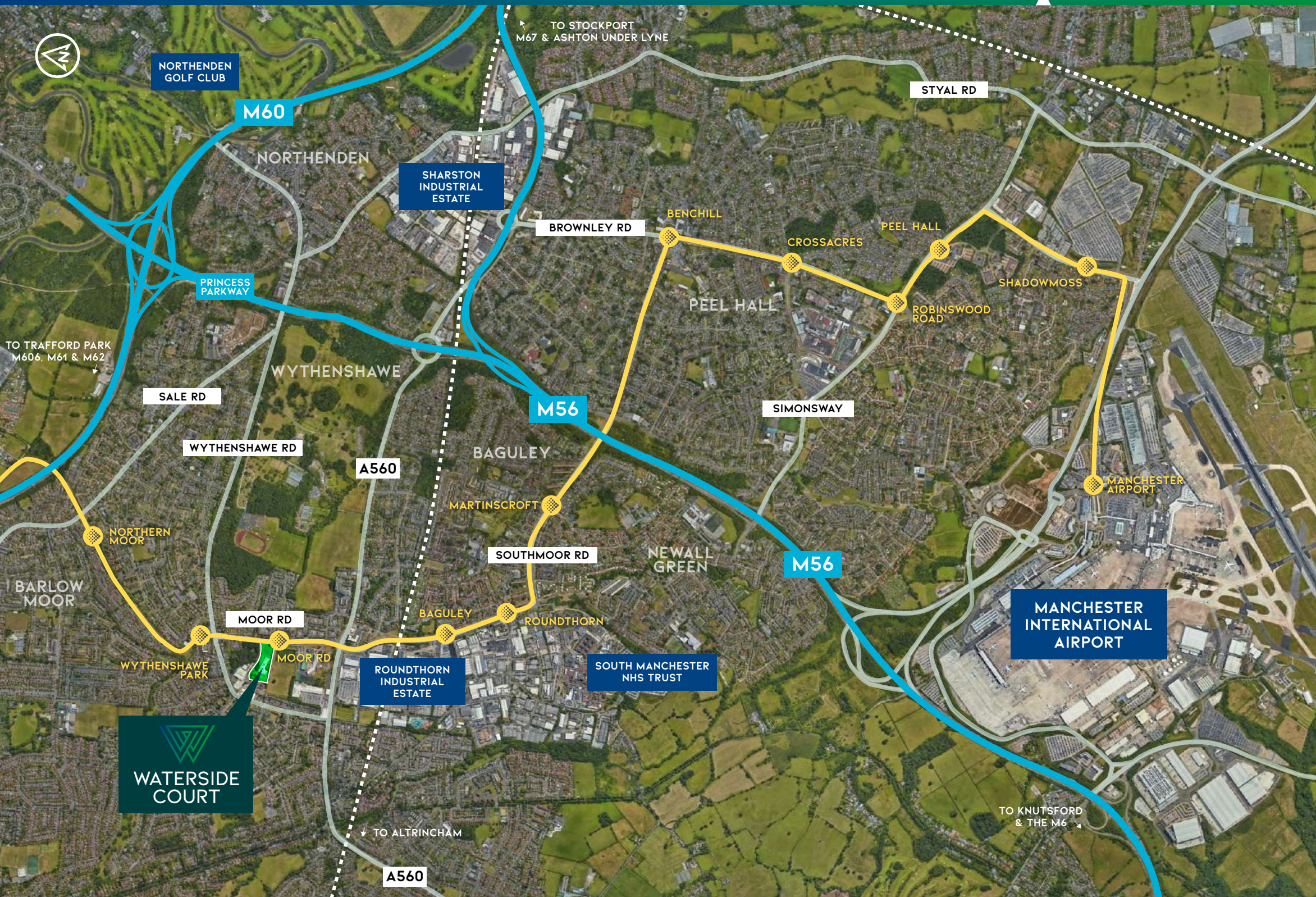
[LOCATION](#)

[WYTHENSHAW](#)

[CONTACT](#)

[BACK](#)

[NEXT](#)



NORTHENDEN GOLF CLUB

M60

NORTHENDEN

SHARSTON INDUSTRIAL ESTATE

BROWNLEY RD

BENCHILL

STYAL RD

PEEL HALL

CROSSACRES

SHADOWMOSS

PRINCESS PARKWAY

PEEL HALL

ROBINSWOOD ROAD

TO TRAFFORD PARK
M606, M61 & M62

SALE RD

WYTHENSHAW

M56

SIMONSWAY

WYTHENSHAW RD

A560

BAGULEY

MANCHESTER AIRPORT

NORTHERN MOOR

MARTINSCROFT

SOUTHMOOR RD

NEWALL GREEN

M56

MANCHESTER INTERNATIONAL AIRPORT

BARLOW MOOR

MOOR RD

BAGULEY

ROUNDTORN

WYTHENSHAW PARK

ROUNDTORN INDUSTRIAL ESTATE

SOUTH MANCHESTER NHS TRUST

WATERSIDE COURT

TO ALTRINCHAM

A560

TO KNUTSFORD & THE M6



TERMS

The space is available on an individual floor basis or as a whole. Terms are available upon application.

EPC

Rating B50 – expiring 06/08/30

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

SERVICE CHARGE AND RATES

Payable by the tenant. Details available upon application.

CONTACTS

For further information or to arrange a viewing please contact the agents:

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