

**fisher
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Stiltz Building

Ledson Road, Roundthorn Industrial Estate,
Wythenshawe, Manchester, M23 9GP

Leasehold
Fitted Office Suites

Suites available from 1,000 sq ft



To Let | £12.00 per sq ft



Key information



Rent
£12.00 psf



EPC rating
E



Rates Payable
£42,042 per annum
(approx.)



Service Charge
£1.84 psf

Stiltz Building

Modern office space that offers self-contained ground floor entrance. The open plan layout fosters collaboration and flexibility, whilst the space also includes private offices with glazed partitioning for added privacy. A separate boardroom with glazed partitioning is available for meetings.

The office benefits from ceiling-mounted light fittings and perimeter trunking for efficient cable management. The office has a fully fitted kitchen along with WC and shower facilities. The entire site is under 24-hour CCTV surveillance and electric gates for added security. The office is fully DDA-compliant. The property also includes 25 parking spaces.

Amenities



Open Plan



Fitted Kitchen



Shower & WC Facilities



25 Car Spaces



DDA Compliant



Perimeter Trunking



Passenger Lift



24-hour CCTV

Location

The Stiltz Building is located on Ledson Road, close to the junction of Southmoor Road in Roundthorn. The surrounding area is a mix of office and warehouse properties. The office benefits from excellent transport links, Junction 3 of the M56 is approximately 2 miles from the property and Junction 5 of the M60, 3 miles away. Manchester Airport is also within 4 miles of the office and Roundthorn Train Station is 0.2 miles away.

In addition, Roundthorn Metrolink Station is conveniently close by, offering regular services to Manchester City Centre, neighbouring towns and the Airport. The property is within walking distance of various amenities including Greggs, JD Sports Gym & Tesco Extra.

Address: *Stiltz Building, Ledson Road, Roundthorn Industrial Estate, Wythenshawe, M23 9GP*

What3words: *///hurls.frozen.rocks*

Locations

Wythenshawe Town Centre: 1.5 miles

Manchester City Centre: 7 miles

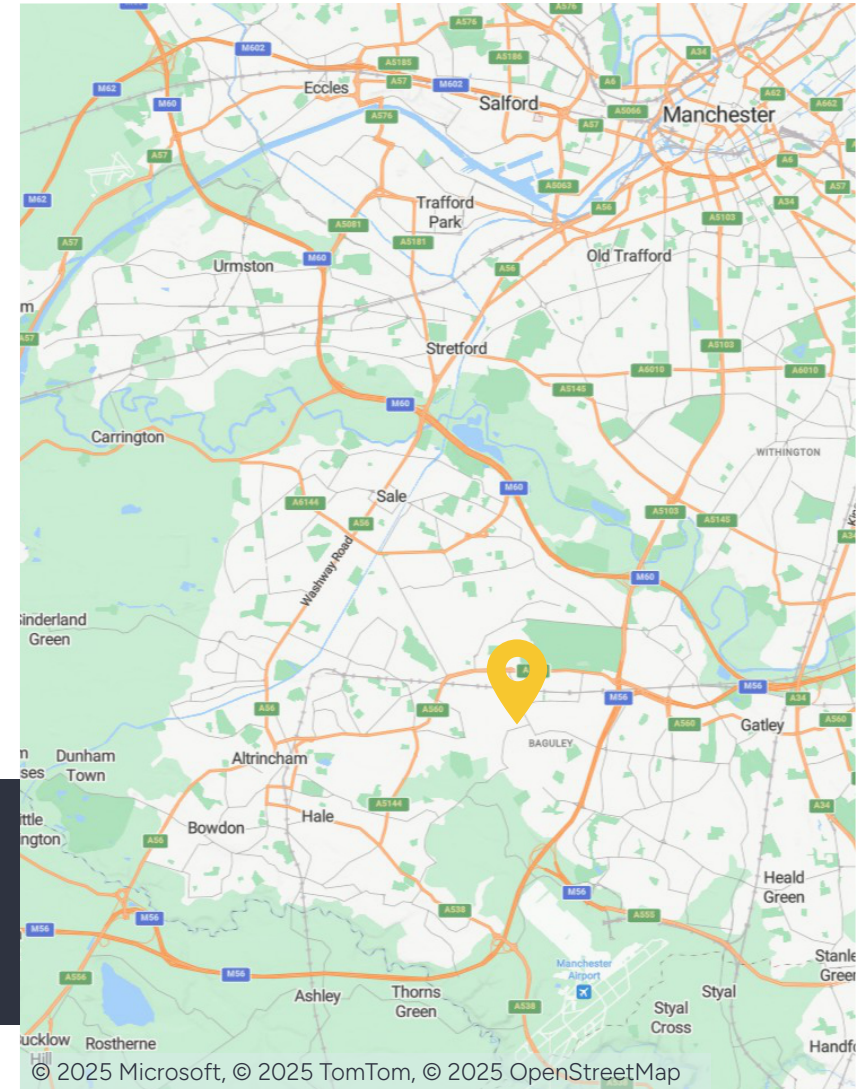
J3, M56: 2 miles

Nearest station

Roundthorn Tram Station: 0.2 miles

Nearest airport

Manchester Airport: 3 miles



Further information

Accommodation

The accommodation has been measured on a Net Internal Area basis and is approx. 6,929 sq ft (643.73 sq m) and can be subdivided to provide a number of self-contained fully fitted office suites from 1,000 sq ft upwards, subject to the final agreed specification.

Rent

£12.00 per sq ft.

Lease Terms

The accommodation is available to let on terms to be agreed.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Business Rates

£42,042 per annum. Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

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

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is C:55.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

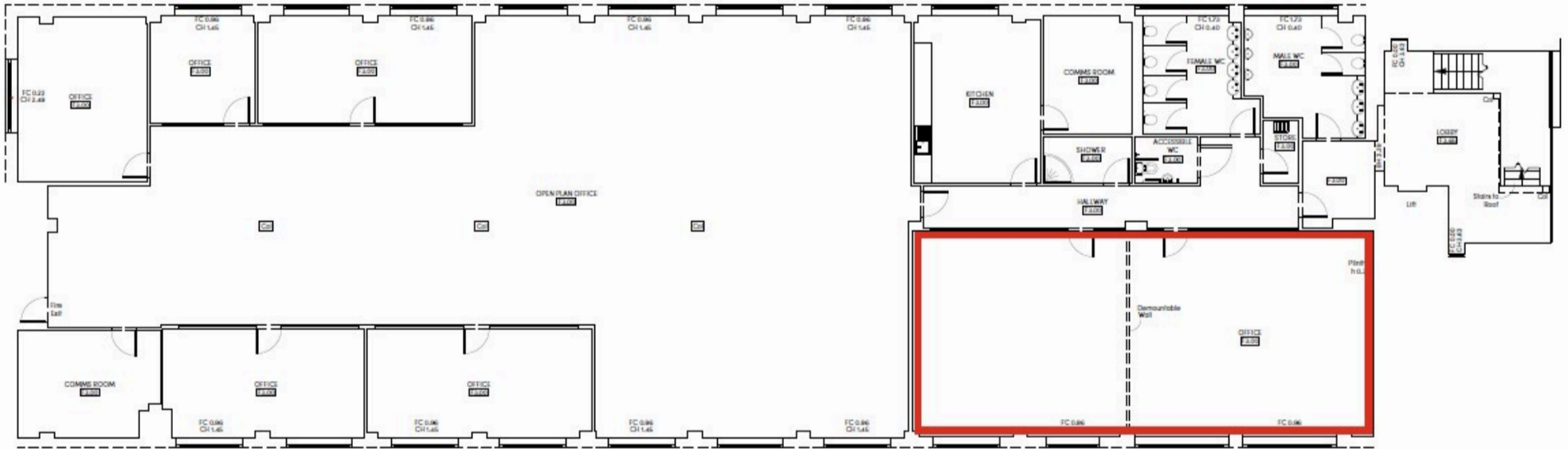
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



First Floor Subdivision Plan



First Floor Plan

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Steve Brittle

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Particulars dated May 2026. Photographs dated September 2024.



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