



THE ROYALS
MANCHESTER, M22 4BJ

TO LET

SUITES AVAILABLE FROM 3,052 SQ FT

WITH EXTENSIVE ON SITE PARKING

[THEROYALS-MANCHESTER.CO.UK](http://theroyals-manchester.co.uk)



DESCRIPTION



The Royals comprises an impressive modern Grade A office building arranged over ground and four upper floors located in the heart of South Manchester.




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Internally, the building welcomes visitors through a recently refurbished reception area with two 10 person lifts. The flexible open plan accommodation benefits from full height glazing, raised access flooring and suspended ceilings incorporating recessed lighting.




1:172 SQ FT

 Multi-storey car park offering an excellent level of secure car parking

52,990 SQ FT

 Grade A Accommodation

16,133 SQ FT

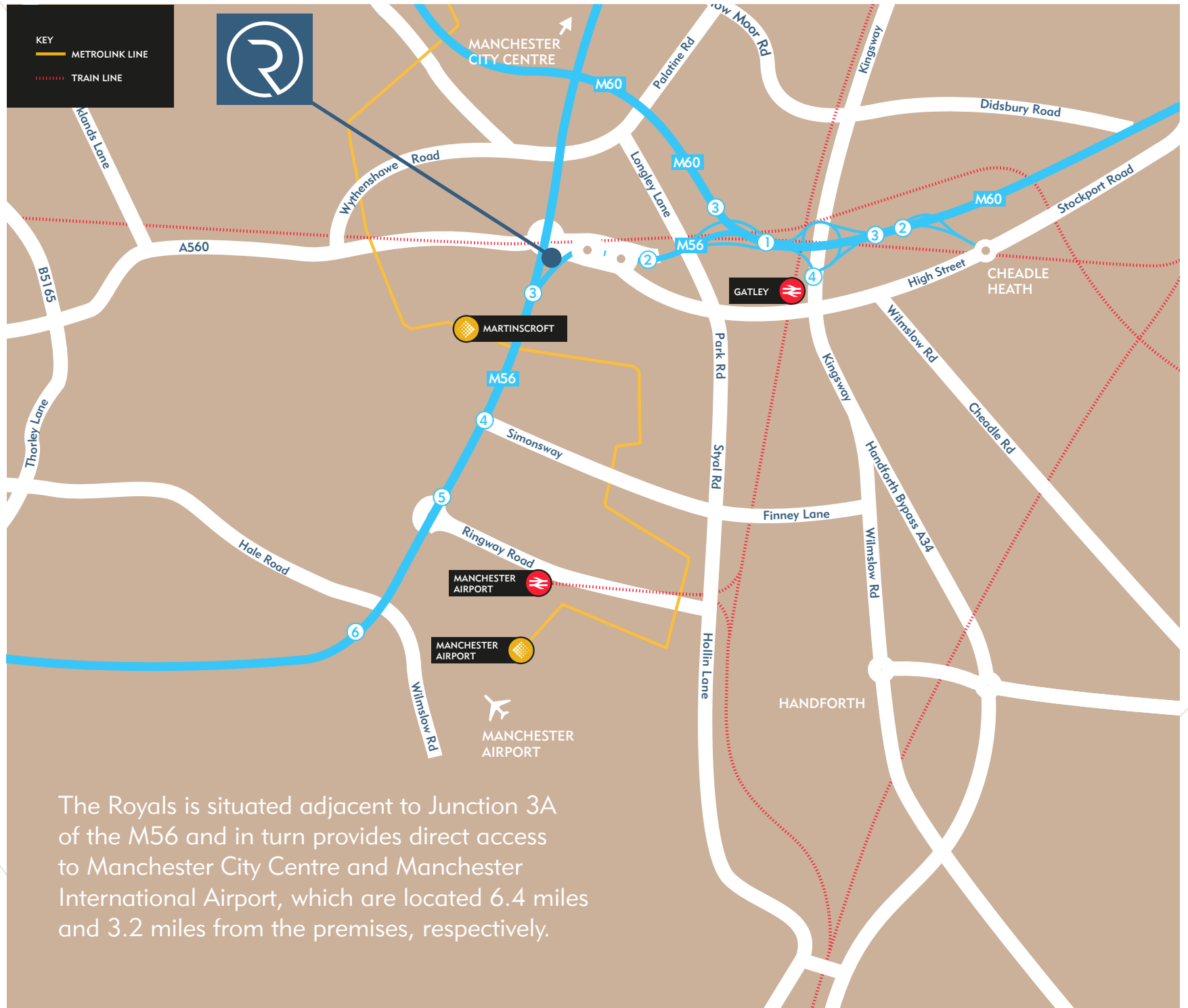
 (1,499 sq m) currently available to let over ground, 1st and 4th floors

LOCATION

The nearby towns of Cheadle, Gatley, Northenden, Timperley and Didsbury provide an excellent range of shops, restaurants and bars with a 24-hour Tesco Extra only one mile to the west of The Royals. The Radisson and The Hilton are within a 5 minute drive from the property.

Bus services are provided outside the property on Altrincham Road to Didsbury, Sale, Altrincham, Stockport, Trafford Centre, Manchester Airport and Manchester City Centre. Rail services are provided at the nearby village of Gatley. There are now 3 Metrolink stations within a 15 minute walk of The Royals with the service running between Manchester Airport and the city centre.

MANCHESTER AIRPORT TRAVEL TIME



The Royals is situated adjacent to Junction 3A of the M56 and in turn provides direct access to Manchester City Centre and Manchester International Airport, which are located 6.4 miles and 3.2 miles from the premises, respectively.





WYTHENSHAW
TOWN CENTRE

MANCHESTER AIRPORT

HOLLYHEDGE ROAD

MARTINSCROFT

M56

M56

3A

MANCHESTER CITY CENTRE
6 MILES

ALTRINCHAM

CHEADLE

A560 ALTRINCHAM ROAD





CONNECTIVITY



DRIVE TIMES BY CAR

MANCHESTER AIRPORT
5 MINUTES

DIDSBURY
10 MINUTES

ALTRINCHAM TOWN
CENTRE AND STOCKPORT
11 MINUTES

MANCHESTER CITY CENTRE
22 MINUTES



MARTINSCROFT TRAM STOP

MANCHESTER AIRPORT
22 MINUTES

CHORLTON
28 MINUTES

ALTRINCHAM AND EAST
DIDSBURY
32 MINUTES

MANCHESTER CITY CENTRE
38 MINUTES

STRETFORD
44 MINUTES



GATLEY TRAIN STATION

EAST DIDSBURY
2 MINUTES

MANCHESTER PICCADILLY
11 MINUTES

MANCHESTER AIRPORT
14 MINUTES



Source: Google Maps

ACCOMMODATION

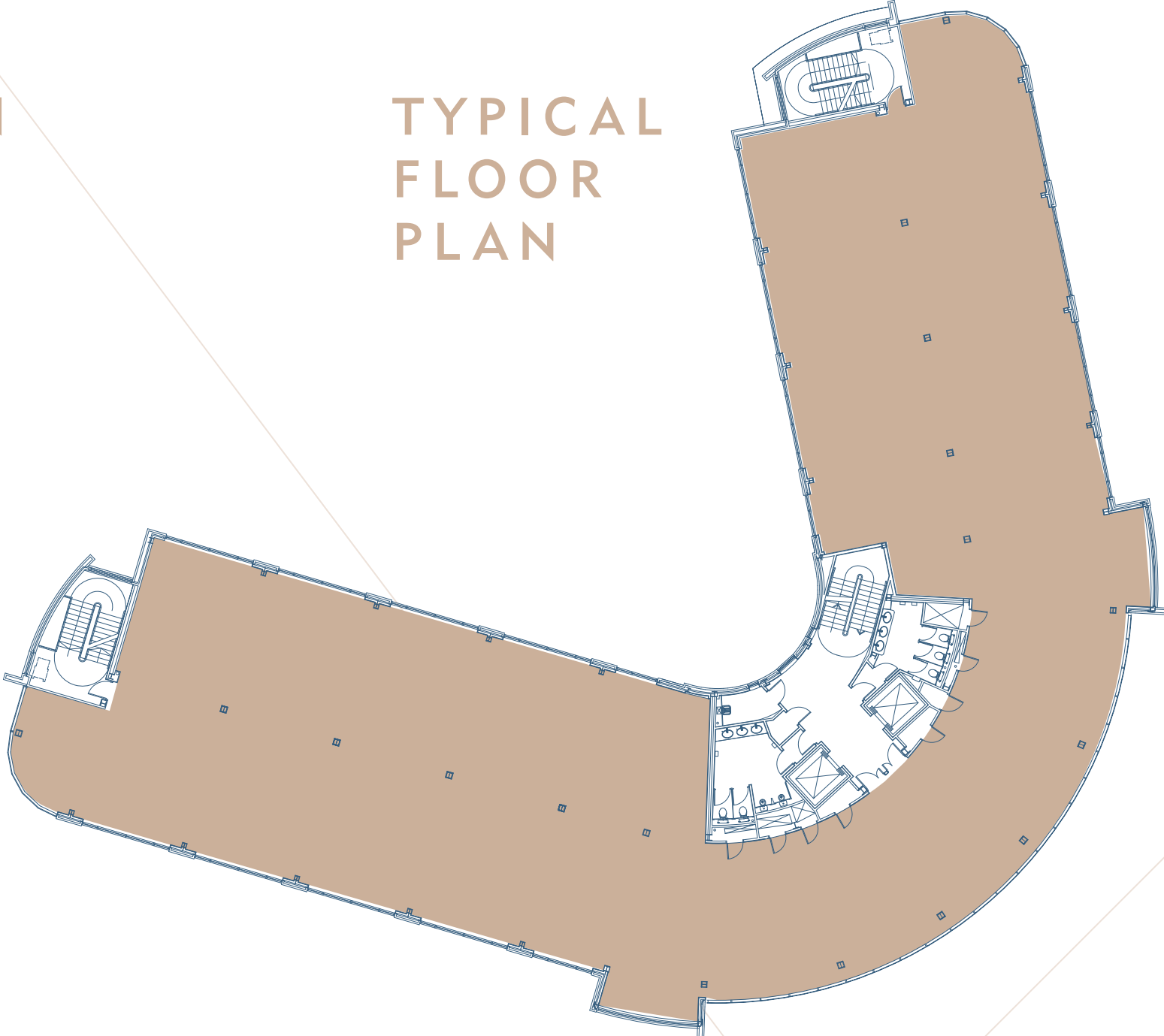
Ground Floor 5,814 sq ft

First Floor 3,052 sq ft

Fourth Floor 7,267 sq ft



TYPICAL FLOOR PLAN





SPECIFICATION



AIR-CONDITIONING
THROUGHOUT



TWO 10 PERSON
PASSENGER LIFTS



FULL HEIGHT DOUBLE
GLAZED WINDOWS



SECURE CYCLE
STORAGE



REFURBISHED OFFICE
ACCOMMODATION



SUSPENDED CEILING
WITH LED LIGHTING



SECURE MULTI-STOREY
CAR PARK



REFURBISHED MALE
AND FEMALE TOILETS



FLEXIBLE OPEN
PLAN FLOORPLATES



SHOWERS
FACILITIES



FULL ACCESS
RAISED FLOORS



MANNED 24/7
SECURITY



UP TO 80 MBPS
BROADBAND SPEEDS



IMPRESSIVE SPACIOUS
RECEPTION AREA

GALLERY



VIEWING & FURTHER INFORMATION

LEASE TERMS

The accommodation is available to let on a new effective FRI lease for a term to be agreed. Further information available upon request.

RATEABLE VALUE

Information regarding the levels of rates payable can be obtained from the letting agents.

SERVICE CHARGE

A common service charge is applicable. Further information regarding the service charge is available upon request.

VAT

All terms are quoted exclusive of VAT.

EPC

The building has an EPC rating of C.



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