

southcourt

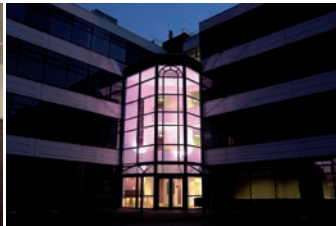
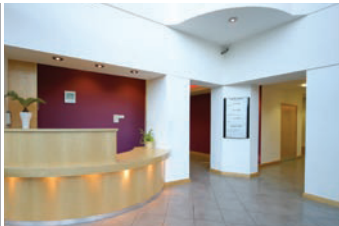
To Let . High Quality . Value for Money Offices . Junction 2 M56

Suites available from 222 sq ft upwards

FLEXIBLE TERMS AND COMPETITIVE PRICES



southcourt



Suites available from 222 sq ft
(2 people) on short term all-inclusive
licence basis - **move in today!**

The Building

South Court is a highly prominent three-storey office building providing high quality, functional and cost effective office accommodation in a well-recognised commercial area of South Manchester.

The building offers occupiers a wealth of amenities including an on-site building manager, 24 hour access, ample reserved / visitor parking and fully refurbished office accommodation. This leaves you, the occupier, the comfort to forget about property worries and focus on running your business! In summary South Court provides the ideal environment for your business to succeed.

Furthermore, we have responded to the current occupier market and offer two distinct ways of occupying accommodation within the building. They are as follows:-

a) Conventional Accommodation

You can occupy the accommodation by way of a traditional lease for a term of years to be agreed and pay rent, service charge and business rates in the usual way.

b) Executive Office Suites

The suites are available by way of a simple license. Contracts from 6 months upwards can be accommodated therefore giving the ingoing occupier a large degree of flexibility for future growth / contraction.

These suites will appeal to a small business looking for its first office accommodation, or alternatively to medium sized companies who want to move on from traditional fully serviced accommodation, but still want to retain a degree of flexibility. A number of floors at South Court have been sub-divided into suites that can accommodate from 3 people upwards. A modern kitchen facility is located on each floor and is shared by the occupiers on the floor. A boardroom facility is available within South Court which can be hired out on a hourly rate.

Magnus

We are a privately owned company specialising in the ownership, management and development of commercial buildings. We are passionate about creating high quality working environments, places from which your business can successfully operate and where people actually like to work. It goes without saying that you will find all our properties to be safe, modern, clean, well maintained, well managed and well located. Our independent minded, commercial approach to business has led to the development of a flexible policy, which means we will happily price a range of occupational options.

- Impressive building reception
- On-site building manager
- Quality finishes throughout
- Disabled toilets
- Secure on-site parking
- Two 8 person passenger lifts
- Post Office within 50 yards
- Sandwich Delivery Service
- 24 hour access
- CCTV
- Regular security patrols



Typical Magnus office





southcourt

To Let . High Quality . Value for Money Offices
South Manchester, Junction 2 M56

- 8 minutes drive time from Manchester Airport
- Close to amenities – David Lloyd / Sainsbury's / John Lewis
- Excellent communications – Junction 2 M56
- Flexible lease terms
- Highly competitive rental



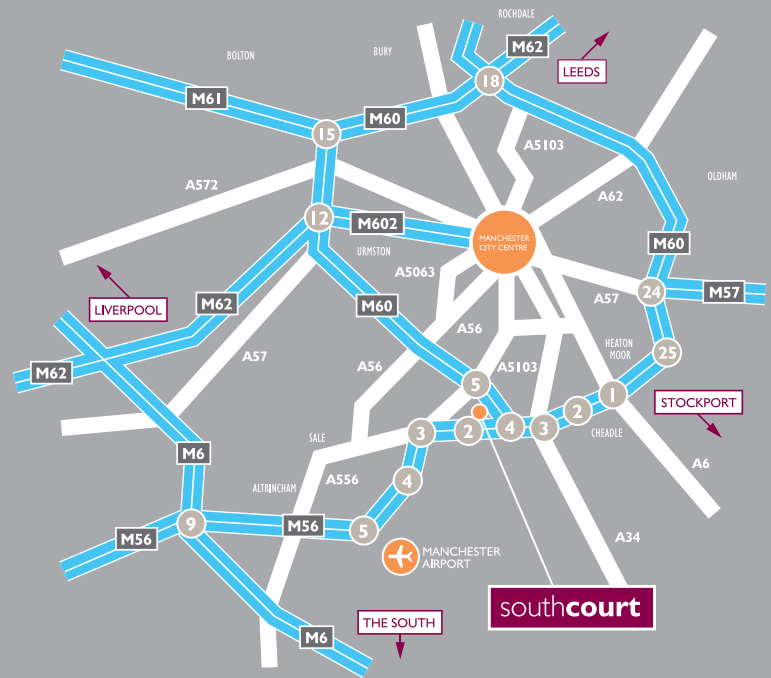
The Location

South Court is located just off junction 2/3 of the M56 on Sharston Road and as such provides immediate access to the M60, which links into the North West's comprehensive motorway network.

Manchester Airport is within an eight minute drive from South Court. Virgin mainline railway services run to London from Manchester or nearby Stockport and Wilmslow stations.

For local amenities – the villages of Gatley and Baguley are approximately 1 mile away. Also located close by is a Tesco Extra, David Lloyd Leisure Club, Sainsburys and the John Lewis department store (see aerial map on back page).

Location	Drive Time (Estimated)	Distance (Miles)
Manchester City Centre	14 minutes	7.4 miles
Warrington	22 minutes	17.4 miles
Liverpool City Centre	37 minutes	34.7 miles
Leeds	47 minutes	42.8 miles
Birmingham	1 hour 26 minutes	81.5 miles
London	3 hours 18 minutes	193.6 miles



South Court
Sharston Road
Sharston
M22 4SN





Further information

For further information or to arrange a viewing, please contact Debbie Meredith at Magnus 0161 236 6869 or the joint lettings agents.

Or visit:

www.magnusuk.com

