



Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

70082893

1 April 2022

Dear Sir/Madam,

**SECTION 191 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR CERTIFICATE OF LAWFUL EXISTING USE
SOUTHMOOR HOUSE AND TRAFFORD HOUSE, SOUTHMOOR INDUSTRIAL ESTATE,
WYTHENSHAW, MANCHESTER, M23 9XD
PLANNING PORTAL REF: PP-11146322**

Please find enclosed an application submitted on behalf of Summer Estate Holdings Limited ("SEHL"), for a Certificate of Lawful Existing Use or Development (CLEUD) at the above site.

SEHL acquired Southmoor Industrial Estate, including Trafford House and Southmoor House ("The Properties"), on 24 July 2017. At the time of the acquisition, The Properties were both used as multi-let office premises and they were understood to have been used as offices for at least 10 years. Following SEHL's acquisition of the properties, they were both subject to refurbishment works, and the refurbishment of Southmoor House is ongoing, with the ground and third floors being available and on the market.

The planning history of The Properties that is available to view online is incomplete. This application therefore seeks to confirm and regularise the lawful existing use of The Properties as Use Class E(g)i – "offices to carry out any operational or administrative functions". This will provide certainty when marketing the available floorspace and provide comfort for prospective tenants.

The main issue when considering a CLEUD application is the sufficiency of an applicant's evidence. In order to satisfy this requirement, this cover letter is supported by the following documents and evidence:

- Application Form and Ownership Certificate;
- Site Location Plan (ref: 70082893/1);
- Floor Plans including:
 - Southmoor House:
 - Ground Floor and First Floor Plans (ref: (20) 001 A);
 - Second Floor and Third Floor Plans (ref: 20) 002);
 - Trafford House:
 - Basement and Ground Floor Plans (ref: 006 C);
 - First and Second Floor Plans (ref: 007 B).
- Site Planning History (**Appendix 1**);
- Statutory Declaration provided and signed by Helen Macrow (Director - South Street Capital Limited) and witnessed by Deborah Powell (Solicitor – Bevan Brittan LLP) (**Appendix 2**);
- CBRE Rateable Value History and Valuation Reports (**Appendix 3**), including;
 - Southmoor House:

Three White Rose Office Park
Millshaw Park Lane
Leeds
LS11 0DL
Tel: +44 113 395 6200
Fax: +44 113 395 6201
wsp.com

- Ground Floor – Live Valuation Report (2005)
- First Floor – Live Valuation Report (2005);
- Second Floor – Live Valuation Report (2005);
- Ground Floor – Property Report (back to 2005);
- First Floor – Property Report (back to 2005);
- Second Floor Property Report (back to 2005);
- Trafford House:
 - Front of Ground Floor – Live Valuation Report (2005);
 - Rear of Ground Floor – Live Valuation Report (2005);
 - First Floor – Live Valuation Report (2005);
 - Front of Ground Floor – Property Report (back to 2005);
 - Rear of Ground Floor – Property Report (back to 2005);
 - First Floor – Property Report (back to 2005).
- Lease documentation at the point of acquisition in 2017 (**Appendix 4**), including
 - Southmoor House:
 - AIM Engineering Limited (Ground Floor);
 - Getting Personal Limited (First Floor);
 - Intelling Limited (Second Floor);
 - Trafford House:
 - UK Commercial Vehicles Limited;
 - Commercial Tenant Solutions Limited (Unit A2);
 - Chillout Games Limited (Unit C).
- Marketing Material (**Appendix 5**), including:
 - Southmoor Industrial Estate Investment Particulars (Stewart Montrose - 2017); and
 - Trafford House Marketing Brochure (2019).

Please note that the enclosed plans are labelled as being “Proposed” drawings, as they were used for the refurbishment of the properties. However, the plans now represent the buildings as existing.

Appendix 4 is submitted as a standalone document due to its size.

The planning application fee of £462 has been paid to Manchester City Council via the Planning Portal.

SITE CONTEXT

The application site relates to two buildings (Southmoor House and Trafford House) which are located within Southmoor Industrial Estate; a well-established industrial estate located within a commercial area. The industrial estate and wider area are allocated in adopted policy as an existing employment site.

Southmoor House is a part three, part four storey, brick-built property with office accommodation set across three floors, an entrance lobby, reception area, meeting rooms, lifts and toilet facilities. The building is currently subject to refurbishment.

Trafford House is a part two, part four storey, brick-built property with office accommodation across two floors, an entrance lobby, reception area, kitchen area, locker / bike store, lifts, shower room and toilet facilities. It was recently refurbished.

In addition to The Properties that are subject to this application, the industrial estate includes two industrial buildings; Block A and Block B, as well as service yards, surface car parking and landscaped areas. Block A is divided into several smaller units, and together with Block B, the units provide 25,638sqm of floorspace. These units have historically been in B2 (general industrial) / B8 (storage and distribution) use, and planning permission was recently granted on 24 January 2022 (ref: 131249/FO/2021) to regularise their use for Class B2/B8/E(g)(ii) and (iii) purposes, namely

general industrial/storage or distribution/research and development of products or processes/industrial processes.

Access in and out of the industrial estate is from Southmoor Road to the east. It is bound by industrial development to the south and west, the railway line to the north and Southmoor Road to the east. Residential properties are located approximately 200m to the southeast and 210m to the west.

PLANNING HISTORY

Despite requesting the full planning history of the site and a local land search from the Council, we have not been able to identify the original planning permissions for The Properties. The planning history that has been provided by the Council is enclosed with this letter (see **Appendix 1**), but the original permissions are understood to predate these records.

However, to SEHL's knowledge, the primary use of The Properties has always been for office purposes.

LAWFULNESS OF EXISTING OFFICE USE

Section 191 (2) of the Town and Country Planning Act 1990 states:

For the purposes of this Act uses and operations are lawful at any time if –

a) No enforcement action may then be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for another reason); and

b) They do not constitute contravention of any of the requirements of any enforcement notice then in force.

Section 171B of the Act states:

(3) In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach.

Whilst we do not consider that there has been a breach of planning control, The Properties have been in office use continuously for at least ten years. Therefore, in accordance with Section 171B, the use of The Properties as Use Class E(g)i offices is now lawful. The Properties are not subject to an Enforcement Notice.

PLANNING PRACTICE GUIDANCE

Regarding the documentation required for a Certificate of Lawfulness Application the Planning Practice Guidance (PPG) (Revised 2021) states:

"The applicant is responsible for providing sufficient information to support an application, although a local planning authority always needs to co-operate with an applicant who is seeking information that the authority may hold about the planning status of the land." (Paragraph 006 Reference ID:17c-006-20140306).

The PPG also states:

"In the case of applications for existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability." (Paragraph 006 Reference ID: 17c-006-20140306.

Therefore, if sufficient and unambiguous evidence is provided, a certificate of lawfulness should be granted. Further, the Council's own resources may contribute to the assessment of lawfulness, for example by reviewing Council rates payment records.

EVIDENCE

The Properties have been in continuous use as offices since at least 2005. The following sets out the evidence for this and proves the aforementioned use for at least ten years.

Statutory Declaration (Appendix 2)

Please find enclosed a Statutory Declaration from Helen Macrow (Director - South Street Capital Limited) who, on behalf of SEHL, has managed The Properties and the wider industrial estate since 2017. This formal statement, governed by the Statutory Declarations Act 1835, affirms that The Properties were in use as offices when SEHL acquired the site, and it is Ms Macrow's understanding that they had been in such use since 2001.

Rateable Value History and Valuation Reports (Appendix 3)

The enclosed Live Valuation Reports and Property Reports, prepared by CBRE in respect of both of The Properties, describe them as offices and demonstrate that, since 2005, business rates have been paid for The Properties based on them being "offices and premises".

This information demonstrates that, for the purpose of business rate payments, The Properties have been considered to be in office use continuously since at least 2005. This relates to a 17 year period that exceeds the ten year period required to establish the lawful use.

Lease Documentation (Appendix 4)

Lease documentation that was available for both buildings in 2017, when SEHL acquired the industrial estate, is enclosed with this application. The lease documents date back to 2014, 2015 and 2016 and they provide details of the tenants and their lease information, in respect of their occupation of each floor of The Properties for office purposes.

Whilst this information does not provide evidence of ten years of continuous office use, it is the only lease documentation that is available to the applicant.

Floor Plans and Marketing Material (Appendix 5)

Floor plans of both properties are enclosed with this application, alongside investment particulars of Southmoor Industrial Estate from 2017 (when SEHL acquired the site) and a current marketing brochure for Trafford House (prepared in 2019).

The floorplans, which were prepared in association with the refurbishment of The Properties, clearly show that both buildings are laid out as offices; with facilities and features such as meeting rooms and reception areas, that are typical of office accommodation. The plans also clearly refer to the accommodation as offices.

The investment particulars refer to the buildings as being “two office blocks” and the Trafford House marketing brochure advertises it as “high quality refurbished offices”.

CONCLUSION

The evidence above demonstrates that The Properties have been used as offices for at least ten years. The evidence provided is considered to be sufficiently precise and unambiguous and proves that the office use should now be considered lawful.

This application meets the PPG tests for a Certificate of Lawful Use for an Existing Development.

Therefore, it is requested that a Certificate of Lawfulness for office use (Use Class E(g)i at Southmoor House and Trafford House is issued by the council.

We look forward to receiving confirmation of the validation of the application. However, if you have any queries, please do not hesitate to contact me.

Yours faithfully



Fraser Dann
Principal Planner



APPENDIX 1

Applications Summary

122345/FO/2019 Recv: 18.01.2019 Application Approved - 27.03.2019	Block A, Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD,	Re-cladding of the industrial warehouse unit
119798/AO/2018 Recv: 14.05.2018 Application Approved and Temp Approved - 09.07.2018	Southmoor House , Southmoor Road, Manchester, M23 9XD	Part A - Erection of two 4 metre high totem signs and, Part B - three 3 metre high marketing boards to be displayed at the entrance of the Industrial Estate
119187/FO/2018 Recv: 28.02.2018 Application Approved - 25.04.2018	Block A , Southmoor Industrial Estate, Southmoor Road, Manchester, M23 9XD	Re-cladding of the industrial warehouse unit and installation of roller shutter doors.
082274/FO/2007/S2 Recv: 08.03.2007 Application Approved - 01.05.2007	Part Bays 5 And 6, Unit 12, Southmoor Industrial Estate, Southmoor Road, Wythenshawe	Refurbishment of existing industrial building including recladding, elevational changes, erection of 3 silos and construction of new single storey extension to form a switch room
065932/FO/SOUTH2/02 Recv: 21.08.2002 Application Approved - 11.10.2002	Southmoor Warehouse,, Southmoor Road,, Baguley,	Insertion of new industrial/ sectional door into existing warehouse wall and erection of air conditioning units into existing compound
067572/FU/SOUTH2/03 Recv: 21.03.2003 Application Approved - 18.09.2003	Southmoor Industrial Estate,, Southmoor Road,, Wythenshawe,	Change of use from Class B2 (Industrial) to Class B8 (Distribution)
055432/FO/SOUTH3/98 Recv: 21.10.1998 Application Withdrawn - 06.04.1999	Roundthorn Industrial Estate,, Greeba Road,, Wythenshawe, (Part of former Dresser Rand, Site)	Creation of secure long term, off airport car parking with , associated administration facilities
035006 Recv: 22.08.1989	Ingersoll Rand & Co Ltd.,, Trafford House,, Southmoor Road, Wythenshawe, BAGULEY,	Illuminated fascia name sign

Application Approved - 18.01.1990		
020186 Recv: 24.08.1983 Permitted Development - 13.12.1983	Ingersoll-Rand Co Ltd,, Southmoor Road, Wythenshawe, BROOKLANDS,	Construction of hardstanding for outside test facility and for liquid natural gas storage
057335/FU/SOUTH2/99 Recv: 16.08.1999 Application Approved - 21.10.1999	former Dresser Rand Site,, Roundthorn Industrial Estate,, Southmoor Road,Baguley,, Wythenshawe,	Change of use of part of vacant building to B8
029932 Recv: 07.09.1987 Application Approved - 07.10.1987	Ingersoll Rand Ltd, Southmoor Road, Wythenshawe, BAGULEY,	A) Non-illuminated individual letter initial sign on splay corner B) Non-illuminated individual letter name sign fronting Southmoor Road
069087/FO/2003/S2 Recv: 11.08.2003 Application Withdrawn - 08.10.2003	Southmoor Industrial Estate, Southmoor Road, Wythenshawe	Erection of 3 no. two storey blocks incorporating 10 units for B1, B2, B8 industrial use totalling 1,347 sqm (14,500 sqft) of floorspace



APPENDIX 2



I, Helen Macrow of Bankside, Birkin Lane, Birkin, WF11 9LX do solemnly and sincerely declare as follows:

South Street Capital Limited, a company in which I am a director, acts as Asset Manager for Summer Estate Holdings Limited, the freehold owner of Southmoor Industrial Estate, Manchester, M23 9XD, including Trafford House and Southmoor House.

Summer Estate Holdings Limited purchased the freehold of the site on 24th July 2017.

Both Trafford House and Southmoor House are multistorey, purpose-built, detached office buildings of framed construction with brick elevations. On acquisition, both Trafford House and Southmoor House were being occupied as multi-let office premises. It is my understanding they had been in such use since (at least) the commencement of the previous freeholder's ownership in January 2001.

Trafford House

At acquisition, Trafford House was occupied under a series of leases by Commercial Tenant Solutions Limited, Chillout Games Limited and UK Commercial Vehicles Limited. All tenants used the building as offices. They had been in occupation of Trafford House for an extended period of time, with the remaining vacant space being marketed directly by the previous owners (<https://www.movehut.co.uk/property/368230-trafford-house-southmoor-industrial-estate-wythenshawe-manchester/>).

Trafford House had fallen into a poor condition and the decision was taken to refurbish the building and provide higher quality office accommodation. As the occupational leases fell due for contractual expiry, vacant possession was secured and refurbishment works were completed during 2018/2019.

On completion of the full refurbishment, new leases were agreed with JLB Agencies Limited and Manchester University NHS Foundation Trust for the occupation as office premises.

Southmoor House

At acquisition, Southmoor House was occupied by AIM Engineering Limited, Getting Personal Limited, Intelling Limited and the former freeholder Texas Group Plc who used the building as offices.

Following the expiry of the AIM Engineering Limited and Getting Personal Limited leases, terms have been agreed with Intelling Limited to expand their offices within Southmoor House subject to a full refurbishment being completed. These refurbishment works are currently ongoing with the ground and third floors being available and on the market.

Therefore, it is my understanding that Southmoor House and Trafford House have been in use as offices for over ten years.

SOUTH STREET CAPITAL (UK) LIMITED

5 CONDUIT STREET, LONDON W1S 2XD 0203 819 7632

REGISTERED OFFICE: The Old Wheel House 31/37 Church Street Peigate Surrey RH2 0AD REGISTERED IN ENGLAND NO: 08871948

And I make this solemn declaration conscientiously believing the same to be true by virtue of the Statutory Declarations Act 1835



Declared at Beran Brennan LLP Toronto Square Toronto sheet
Leeds LS1 2HT

This 18th day of March, 2022

Before me Deborah Powell

Signed Deborah Powell.

Address c/o Beran Brennan LLP Toronto Square Toronto sheet
Leeds LS1 2HT

Qualification Solicitor.



APPENDIX 3



Live Valuation Report 2005

Effective from 01/04/2005 (Altered 22/03/2011)

Billing Authority: Manchester **Reference: 3003364**

Property Details

Address: GRD FLR SOUTHMOOR HOUSE SOUTHMOOR INDUSTRIAL ESTATE, SOUTHMOOR ROAD, MANCHESTER, M23 9LR

Measurement Basis: GIA

Unadjusted Price: £100.00

Indicative Price: £100.00

Scheme Reference: 201942

Assessment Reference: 13313124000

Rateable Value Calculation Details

Line	Floor	Description	Area m ²	Price £/m ²	Value £
1	Ground	Office	983.86	100.00	£98,386
Total Area:			983.86		
Sub Total Value:					£98,386
Total Value:					£98,386
Rateable Value:					£98,000

Report produced by CBRE IRate using data sourced from the [Valuation Office Agency](#).



Live Valuation Report 2005

Effective from 01/04/2005 (Altered 22/03/2011)

Billing Authority: Manchester Reference: 3004369

Property Details

Address: 1ST FLR SOUTHMOOR HOUSE SOUTHMOOR INDUSTRIAL ESTATE, SOUTHMOOR ROAD, MANCHESTER, M23 9LR

Measurement Basis: GIA

Unadjusted Price: £100.00

Indicative Price: £100.00

Scheme Reference: 201942

Assessment Reference: 13309754000

Rateable Value Calculation Details

Line	Floor	Description	Area m ²	Price £/m ²	Value £
1	First	Offices	983.86	100.00	£98,386
Total Area:			983.86		
Sub Total Value:					£98,386
Total Value:					£98,386
Rateable Value:					£98,000

Report produced by CBRE IRate using data sourced from the [Valuation Office Agency](#).



Live Valuation Report 2005

Effective from 01/04/2005 (Altered 31/01/2011)

Billing Authority: Manchester **Reference: 3003352**

Property Details

Address: 2ND FLR SOUTHMOOR HOUSE SOUTHMOOR INDUSTRIAL ESTATE, SOUTHMOOR ROAD, MANCHESTER, M23 9LR

Measurement Basis: GIA

Unadjusted Price: £120.00

Indicative Price: £100.00

Scheme Reference: 63860

Assessment Reference: 13181152000

Rateable Value Calculation Details

Line	Floor	Description	Area m ²	Price £/m ²	Value £
1	Second	Office	983.86	100.00	£98,386
Total Area:			983.86		
Sub Total Value:					£98,386
Total Value:					£98,386
Rateable Value:					£98,000

Report produced by CBRE IRate using data sourced from the [Valuation Office Agency](#).



Property Report

Billing Authority: Manchester **Reference: 3003364**

Property Details

Address: GRD FLR SOUTHMOOR HOUSE SOUTHMOOR INDUSTRIAL ESTATE, SOUTHMOOR ROAD, MANCHESTER, M23 9LR

Reference : 3003364 (UARN: 5039478000, Property ID 2589564)

BA Code : 4215

Description: OFFICES AND PREMISES (PSD Code: CO)

SCAT Code: 203 G

Rateable Value History

List	Status	RV	Effective	Alteration	Assessment Ref
2017	LIVE	£90,000	01/04/2017	COMPILED	17361816000
2010	LIVE	£98,000	01/04/2010	19/04/2011	
2010	HISTORIC	£127,000	01/04/2010	COMPILED	9771770000
2005	HISTORIC	£127,000	14/04/2005	13/09/2006	7849282000
2005	LIVE	£98,000	01/04/2005	22/03/2011	13313124000

Summary Valuation History (2005 onwards)

List	Status	Effective	Alteration	Curr UAR	Hist UAR	% UAR	Curr IPR	Hist IPR	% IPR	Tot Area m ²	Measurement	Tot Price	Scheme
2017	LIVE	01/04/2017	COMPILED	91.50	91.50	0	91.50	91.50	0	984	GIA	£90,023	380675
2010	LIVE	01/04/2010	19/04/2011	100.00	120.00	-17	100.00	129.16	-23	984	GIA	£98,386	204342
2010	HISTORIC	01/04/2010	COMPILED	120.00	120.00	0	129.16	129.16	0	984	GIA	£127,075	91288
2005	HISTORIC	14/04/2005	13/09/2006	120.00	120.00	0	129.16	129.16	0	984	GIA	£127,075	63860
2005	LIVE	01/04/2005	22/03/2011	100.00	120.00	-17	100.00	129.16	-23	984	GIA	£98,386	201942

Schedule History (2000 onwards)

List	Status	Effective	Alteration	Case Type	Case Num	Certificate	Change Reason	Appeal
2010	LIVE	01/04/2010	19/04/2011	VOR	18151072113		Alteration of a non-deleted assessment	
2005	HISTORIC	14/04/2005	13/09/2006	VOR	10219668113		Reconstituted	
2005	LIVE	01/04/2005	22/03/2011	IPP	16616448538		Alteration of a non-deleted assessment	Agreed

Report produced by CBRE IRate using data sourced from the [Valuation Office Agency](#).



Property Report

Billing Authority: Manchester **Reference: 3004369**

Property Details

Address: 1ST FLR SOUTHMOOR HOUSE SOUTHMOOR INDUSTRIAL ESTATE, SOUTHMOOR ROAD, MANCHESTER, M23 9LR

Reference : 3004369 (UARN: 5025048000, Property ID 2736352)

BA Code : 4215

Description: OFFICES AND PREMISES (PSD Code: CO)

SCAT Code: G

Rateable Value History

List	Status	RV	Effective	Alteration	Assessment Ref
2017	DELETED		01/04/2017	25/07/2019	20766215000
2017	HISTORIC	£90,000	01/04/2017	COMPILED	17361815000
2010	LIVE	£98,000	01/04/2010	19/04/2011	
2010	HISTORIC	£127,000	01/04/2010	COMPILED	9771768000
2005	LIVE	£98,000	01/04/2005	22/03/2011	13309754000
2005	HISTORIC	£127,000	01/04/2005	30/08/2006	7841114000

Summary Valuation History (2005 onwards)

List	Status	Effective	Alteration	Curr UAR	Hist UAR	% UAR	Curr IPR	Hist IPR	% IPR	Tot Area m ²	Measurement	Tot Price	Scheme
2017	HISTORIC	01/04/2017	COMPILED	91.50	91.50	0	91.50	91.50	0	984	GIA	£90,023	380675
2010	LIVE	01/04/2010	19/04/2011	100.00	120.00	-17	100.00	129.16	-23	984	GIA	£98,386	204342
2010	HISTORIC	01/04/2010	COMPILED	120.00	120.00	0	129.16	129.16	0	984	GIA	£127,075	91288
2005	LIVE	01/04/2005	22/03/2011	100.00	120.00	-17	100.00	129.16	-23	984	GIA	£98,386	201942
2005	HISTORIC	01/04/2005	30/08/2006	120.00	120.00	0	129.16	129.16	0	984	GIA	£127,075	63860

Schedule History (2000 onwards)

List	Status	Effective	Alteration	Case Type	Case Num	Certificate	Change Reason	Appeal
2017	DELETED	01/04/2017	25/07/2019	BAR	33575616596	Y	Reconstituted	
2010	LIVE	01/04/2010	19/04/2011	VOR	18143340113		Alteration of a non-deleted assessment	
2005	LIVE	01/04/2005	22/03/2011	IPP	16616449538		Alteration of a non-deleted assessment	Agreed
2005	HISTORIC	01/04/2005	30/08/2006	VOR	10229063113		Reconstituted	

Report produced by CBRE IRate using data sourced from the [Valuation Office Agency](#).



Property Report

Billing Authority: Manchester **Reference: 3003352**

Property Details

Address: 2ND FLR SOUTHMOOR HOUSE SOUTHMOOR INDUSTRIAL ESTATE, SOUTHMOOR ROAD, MANCHESTER, M23 9LR

Reference : 3003352 (UARN: 5025559000, Property ID 2736215)

BA Code : 4215

Description: OFFICES AND PREMISES (PSD Code: CO)

SCAT Code: G

Rateable Value History

List	Status	RV	Effective	Alteration	Assessment Ref
2017	DELETED		01/04/2017	25/07/2019	20766216000
2017	HISTORIC	£90,000	01/04/2017	COMPILED	17361817000
2010	LIVE	£98,000	01/04/2010	19/04/2011	
2010	HISTORIC	£127,000	01/04/2010	COMPILED	9771769000
2005	LIVE	£98,000	01/04/2005	31/01/2011	13181152000
2005	HISTORIC	£127,000	01/04/2005	30/08/2006	7841193000

Summary Valuation History (2005 onwards)

List	Status	Effective	Alteration	Curr UAR	Hist UAR	% UAR	Curr IPR	Hist IPR	% IPR	Tot Area m ²	Measurement	Tot Price	Scheme
2017	HISTORIC	01/04/2017	COMPILED	91.50	91.50	0	91.50	91.50	0	984	GIA	£90,023	380675
2010	LIVE	01/04/2010	19/04/2011	100.00	120.00	-17	100.00	129.16	-23	984	GIA	£98,386	204342
2010	HISTORIC	01/04/2010	COMPILED	120.00	120.00	0	129.16	129.16	0	984	GIA	£127,075	91288
2005	LIVE	01/04/2005	31/01/2011	120.00	120.00	0	100.00	129.16	-23	984	GIA	£98,386	63860
2005	HISTORIC	01/04/2005	30/08/2006	120.00	120.00	0	129.16	129.16	0	984	GIA	£127,075	63860

Schedule History (2000 onwards)

List	Status	Effective	Alteration	Case Type	Case Num	Certificate	Change Reason	Appeal
2017	DELETED	01/04/2017	25/07/2019	BAR	33575616596	Y	Reconstituted	
2010	LIVE	01/04/2010	19/04/2011	VOR	18271985113		Alteration of a non-deleted assessment	
2005	LIVE	01/04/2005	31/01/2011	IPP	16705110538		Alteration of a non-deleted assessment	Agreed
2005	HISTORIC	01/04/2005	30/08/2006	VOR	10230116113		Reconstituted	

Report produced by CBRE IRate using data sourced from the [Valuation Office Agency](#).



Historic Valuation Report 2005

Effective from 11/10/2006 (Altered 23/10/2007)

Billing Authority: Manchester Reference: 3004895

Property Details

Address: PT GND FRONT TRAFFORD HOUSE SOUTHMOOR INDUSTRIAL ESTATE, SOUTHMOOR ROAD, MANCHESTER, M23 9XD

Measurement Basis: GIA

Unadjusted Price: £120.00

Indicative Price: £120.00

Scheme Reference: 35065

Assessment Reference: 8397493000

Rateable Value Calculation Details

Line	Floor	Description	Area m ²	Price £/m ²	Value £
1	Ground	Offices - Trafford House	337.62	120.00	£40,514
Total Area:			337.62		
Sub Total Value:					£40,514
Car Parking	Number of Spaces	Value of Spaces	Area m ²	Value of Area	Value £
	4	£1,600		£0	£1,600
Total Before Adjustments:					£42,114
Adjustments			Description	Percentage	
			Off system 2	-43.80	
Total Adjustments:					-£18,446
Total Value:					£23,668
Rateable Value:					£42,000

Report produced by CBRE IRate using data sourced from the [Valuation Office Agency](#).



Live Valuation Report 2005

Effective from 11/10/2006 (Altered 19/10/2009)

Billing Authority: Manchester Reference: 3004889

Property Details

Address: PT GND REAR TRAFFORD HOUSE SOUTHMOOR INDUSTRIAL ESTATE, SOUTHMOOR ROAD, MANCHESTER, M23 9XD

Measurement Basis: N/A

Unadjusted Price: £70.00

Indicative Price: £70.00

Scheme Reference: 70365

Assessment Reference: 11864289000

Rateable Value Calculation Details

Line	Floor	Description	Area m ²	Price £/m ²	Value £
1	Ground	Offices - Trafford House	150.69	70.00	£10,548
Total Area:			150.69		
Sub Total Value:					£10,548
Total Value:					£10,548
Rateable Value:					£10,500

Report produced by CBRE IRate using data sourced from the [Valuation Office Agency](#).



Live Valuation Report 2005

Effective from 11/10/2006 (Altered 17/03/2011)

Billing Authority: Manchester Reference: 3007195

Property Details

Address: 1ST FLR TRAFFORD HOUSE SOUTHMOOR INDUSTRIAL ESTATE, SOUTHMOOR ROAD, MANCHESTER, M23 9XD

Measurement Basis: GIA

Unadjusted Price: £70.00

Indicative Price: £70.00

Scheme Reference: 70365

Assessment Reference: 13302690000

Rateable Value Calculation Details

Line	Floor	Description	Area m ²	Price £/m ²	Value £
1	First	Offices - Trafford House	1,083.88	70.00	£75,872
Total Area:			1,083.88		
Sub Total Value:					£75,872
Total Value:					£75,872
Rateable Value:					£75,500

Report produced by CBRE IRate using data sourced from the [Valuation Office Agency](#).



Property Report

Billing Authority: Manchester **Reference: 3004895**

Property Details

Address: PT GND FRONT TRAFFORD HOUSE SOUTHMOOR INDUSTRIAL ESTATE, SOUTHMOOR ROAD, MANCHESTER, M23 9XD

Reference : 3004895 (UARN: 5369505000, Property ID 2694493)

BA Code : 4215

Description: BUILDING UNDERGOING RECONSTRUCTION (PSD Code: CO)

SCAT Code: 203 G

Rateable Value History

List	Status	RV	Effective	Alteration	Assessment Ref
2017	DELETED	£0	01/10/2018	17/01/2019	20320761000
2017	HISTORIC	£23,500	01/04/2017	COMPILED	17927086000
2010	LIVE	£23,500	01/04/2010	COMPILED	
2005	LIVE	£23,500	11/10/2006	25/02/2008	8586248000
2005	HISTORIC	£42,000	11/10/2006	23/10/2007	8397493000
2005	HISTORIC	£49,750	11/10/2006	13/03/2007	8096808000

Summary Valuation History (2005 onwards)

List	Status	Effective	Alteration	Curr UAR	Hist UAR	% UAR	Curr IPR	Hist IPR	% IPR	Tot Area m ²	Measurement	Tot Price	Scheme
2017	HISTORIC	01/04/2017	COMPILED	70.00	70.00	0	70.00	70.00	0	338	GIA	£23,633	411690
2010	LIVE	01/04/2010	COMPILED	70.00	70.00	0	70.00	70.00	0	338	GIA	£23,633	114367
2005	LIVE	11/10/2006	25/02/2008	70.00	120.00	-42	70.00	120.00	-42	338	GIA	£23,633	70365
2005	HISTORIC	11/10/2006	23/10/2007	120.00	120.00	0	120.00	120.00	0	338	GIA	£23,668	35065
2005	HISTORIC	11/10/2006	13/03/2007	120.00	120.00	0	120.00	120.00	0	415	GIA	£49,752	35065

Schedule History (2000 onwards)

List	Status	Effective	Alteration	Case Type	Case Num	Certificate	Change Reason	Appeal
2017	DELETED	01/10/2018	17/01/2019	CHK	33111700280		Alteration of a non-deleted assessment	Agree (Check Stage)
2005	LIVE	11/10/2006	25/02/2008	IPP	11072612113		Alteration of a non-deleted assessment	Agreed
2005	HISTORIC	11/10/2006	23/10/2007	BAR	13312130113		Alteration of a non-deleted assessment	
2005	HISTORIC	11/10/2006	13/03/2007	VOR	10532945113		Reconstituted	

Report produced by CBRE IRate using data sourced from the [Valuation Office Agency](#).



Property Report

Billing Authority: Manchester **Reference: 3004889**

Property Details

Address: PT GND REAR TRAFFORD HOUSE SOUTHMOOR INDUSTRIAL ESTATE, SOUTHMOOR ROAD, MANCHESTER, M23 9XD

Reference : 3004889 (UARN: 5369499000, Property ID 2694477)

BA Code : 4215

Description: BUILDING UNDERGOING RECONSTRUCTION (PSD Code: CO)

SCAT Code: 203 G

Rateable Value History

List	Status	RV	Effective	Alteration	Assessment Ref
2017	DELETED	£0	01/10/2018	21/01/2019	20320710000
2017	HISTORIC	£10,500	01/04/2017	COMPILED	17927087000
2010	LIVE	£10,500	01/04/2010	COMPILED	
2005	LIVE	£10,500	11/10/2006	19/10/2009	11864289000
2005	HISTORIC	£22,250	11/10/2006	13/03/2007	8096791000

Summary Valuation History (2005 onwards)

List	Status	Effective	Alteration	Curr UAR	Hist UAR	% UAR	Curr IPR	Hist IPR	% IPR	Tot Area m ²	Measurement	Tot Price	Scheme
2017	HISTORIC	01/04/2017	COMPILED	70.00	70.00	0	70.00	70.00	0	151	NIA	£10,548	411690
2010	LIVE	01/04/2010	COMPILED	70.00	70.00	0	70.00	70.00	0	151	NIA	£10,548	114367
2005	LIVE	11/10/2006	19/10/2009	70.00	120.00	-42	70.00	120.00	-42	151	NIA	£10,548	70365
2005	HISTORIC	11/10/2006	13/03/2007	120.00	120.00	0	120.00	120.00	0	311	NIA	£22,308	35065

Schedule History (2000 onwards)

List	Status	Effective	Alteration	Case Type	Case Num	Certificate	Change Reason	Appeal
2017	DELETED	01/10/2018	21/01/2019	CHK	33111699280		Alteration of effective date only (non-deleted assessment)	Agree (Check Stage)
2005	LIVE	11/10/2006	19/10/2009	IPP	14419451113		Alteration of a non-deleted assessment	Agreed
2005	HISTORIC	11/10/2006	13/03/2007	VOR	10532945113		Reconstituted	

Report produced by CBRE IRate using data sourced from the [Valuation Office Agency](#).



Property Report

Billing Authority: Manchester **Reference: 3007195**

Property Details

Address: 1ST FLR TRAFFORD HOUSE SOUTHMOOR INDUSTRIAL ESTATE, SOUTHMOOR ROAD, MANCHESTER, M23 9XD

Reference : 3007195 (UARN: 6128483000, Property ID 2615157)

BA Code : 4215

Description: BUILDING UNDERGOING RECONSTRUCTION (PSD Code: CO)

SCAT Code: 203 G

Rateable Value History

List	Status	RV	Effective	Alteration	Assessment Ref
2017	DELETED	£0	01/10/2018	21/01/2019	20320819000
2017	HISTORIC	£75,500	01/04/2017	COMPILED	17927088000
2010	LIVE	£75,500	01/04/2010	17/03/2011	
2010	HISTORIC	£84,000	01/04/2010	COMPILED	10637908000
2005	LIVE	£75,500	11/10/2006	17/03/2011	13302690000
2005	HISTORIC	£84,000	11/10/2006	07/04/2008	8642615000

Summary Valuation History (2005 onwards)

List	Status	Effective	Alteration	Curr UAR	Hist UAR	% UAR	Curr IPR	Hist IPR	% IPR	Tot Area m²	Measurement	Tot Price	Scheme
2017	HISTORIC	01/04/2017	COMPILED	70.00	70.00	0	70.00	70.00	0	1,084	GIA	£75,872	411690
2010	LIVE	01/04/2010	17/03/2011	70.00	70.00	0	70.00	70.00	0	1,084	GIA	£75,872	114367
2010	HISTORIC	01/04/2010	COMPILED	70.00	70.00	0	70.00	70.00	0	1,202	GIA	£84,105	114367
2005	LIVE	11/10/2006	17/03/2011	70.00	70.00	0	70.00	70.00	0	1,084	GIA	£75,872	70365
2005	HISTORIC	11/10/2006	07/04/2008	70.00	70.00	0	70.00	70.00	0	1,202	GIA	£84,105	70365

Schedule History (2000 onwards)

List	Status	Effective	Alteration	Case Type	Case Num	Certificate	Change Reason	Appeal
2017	DELETED	01/10/2018	21/01/2019	CHK	33111701280		Alteration of a non-deleted assessment	Agree (Check Stage)
2010	LIVE	01/04/2010	17/03/2011	VOR	18133880113		Alteration of a non-deleted assessment	
2005	LIVE	11/10/2006	17/03/2011	VOR	18129816113		Alteration of a non-deleted assessment	
2005	HISTORIC	11/10/2006	07/04/2008	VOR	13965986113		Reconstituted	

Report produced by CBRE IRate using data sourced from the [Valuation Office Agency](#).



APPENDIX 4

Please refer to standalone document for appendix 4.



APPENDIX 5



WELL LOCATED MULTI LET
INDUSTRIAL & OFFICE INVESTMENT

StewartMontrose





Airport City Manchester



University Hospital **NHS**
of South Manchester
NHS Foundation Trust

Investment Summary

Located on the established Roundthorn Industrial Estate served by junction 3a of the M56 three miles north of Manchester Airport

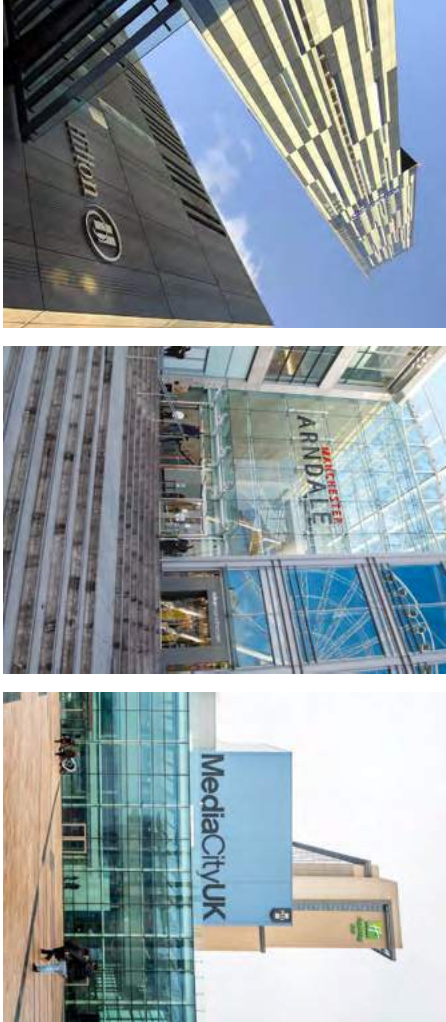
- Situated on Southmoor Road close to the University Hospital of South Manchester (UHSM)
- Opposite a new Metrolink stop
- Rare Freehold tenure
- Ideally located for airport-related users and biomedical sectors
- Site area of approximately 17.40 acres (45% site cover)
- Self- contained estate offering a mix of industrial and office accommodation totalling 340,852 sq ft
- 12 Industrial/workshop units extending to 280,411 sqft including high bay warehouse of 21.67m
- The industrial unit is one of the largest on Roundthorn Industrial Estate and one of the highest high-bay industrial complexes in South Manchester, thus providing an advantage for securing large lettings requiring high bays.
- Two office blocks extending to 60,441 sqft, one of which has been refurbished to an excellent specification
- Current passing rent of £1,014,332 pa
- Multi let to 12 tenants with an AWULT to expiry of 3.05 years and to break of 2.13 years
- Reversionary with an Estimated Rental Value (ERV) of £1,460,622 pa
- Numerous asset management angles to add value
- Seeking offers in excess of £13,000,000 subject to contract and exclusive of VAT. A purchase at this level reflects an initial yield of 7.31% and a reversionary yield of 10.53% after purchasers costs of 6.72%
- Low overall capital value of £38.14 psf

Manchester

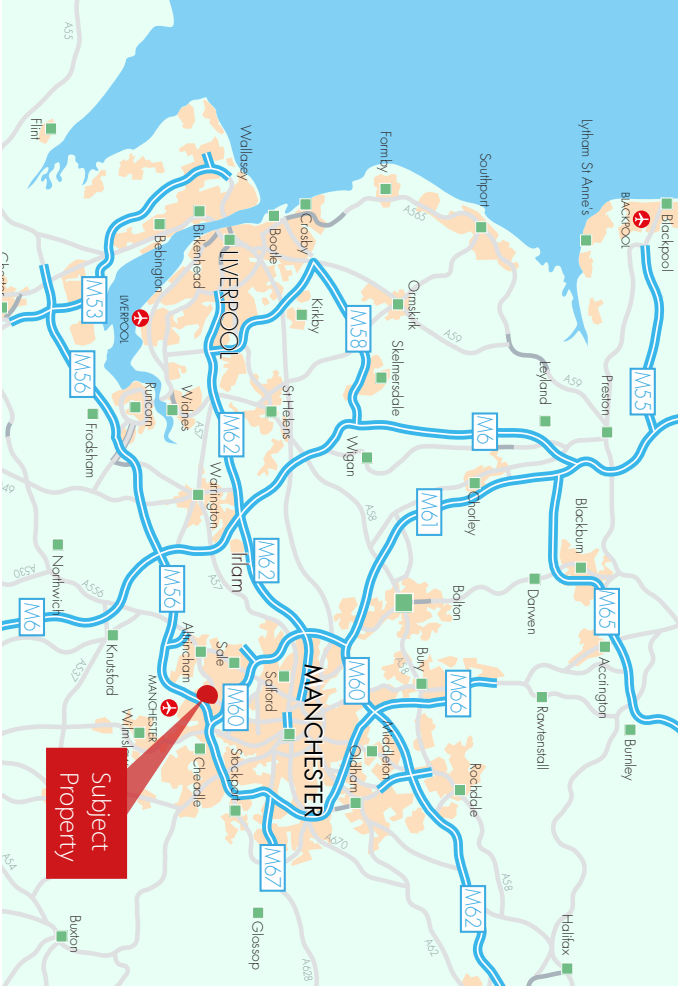
Manchester is the administrative and commercial hub of the North West region and is the largest and fastest growing regional capital in the UK. The city is located at the geographical heart of Britain, approximately 314 km (196 miles) north west of London, 347 km (217 miles) south of Edinburgh and 133 km (83 miles) north of Birmingham.

The wider Greater Manchester conurbation has a population of 2.6 million and is already the 2nd most populous 'large urban zone' in the UK after London and the 16th in Europe, with 7 million people living within a 1 hour drive time.

Manchester is home to the UK's largest university campus with over 85,000 students enrolled at four main universities - The University of Salford, Manchester Metropolitan University, UMMIST and The University of Manchester, which is consistently ranked in the top five of UK universities.

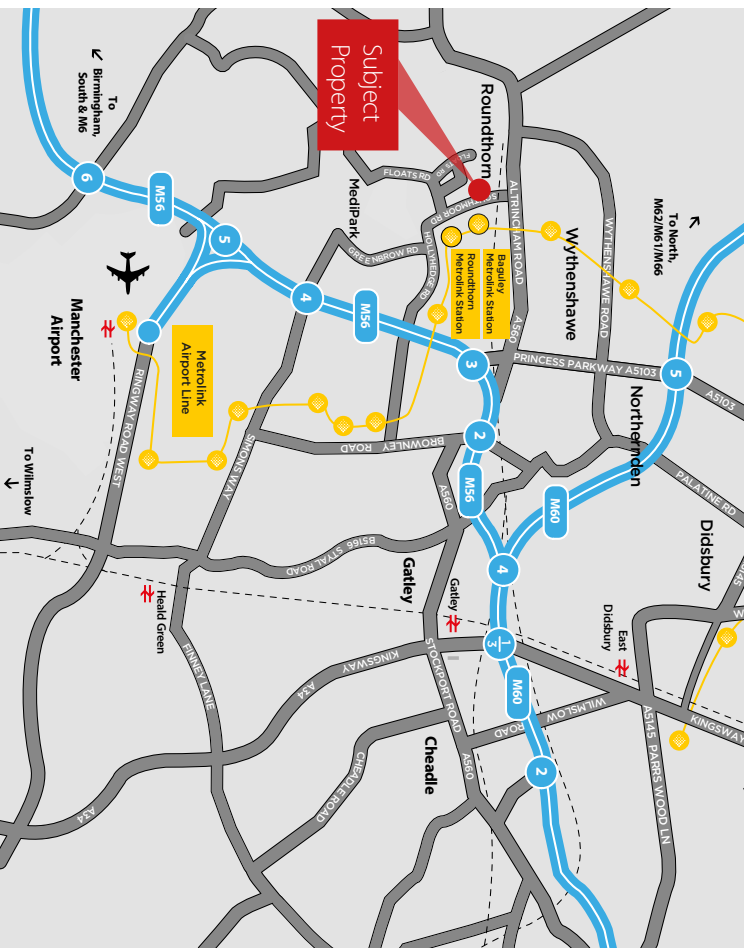


Manchester is established as the UK's second city, with a Gross Value Added (GVA) of £51 bn annually, accounting for 40% of the GVA generated in the North West of England .



Connectivity

Roundthorn industrial estate is a well established location with excellent transport links



Road

The Industrial Estate lies close to the junction of Altrincham Road (A560) linking Stockport in the east and Altrincham in the west. Within one mile, the A560 provides direct access to junction 3a of the M56 and junction 5 of the M60 and the wider motorway network. It is 6 miles south of Manchester City Centre accessed via the A5193 (Princess Parkway) and 3 miles northwest of Manchester Airport.

Rail

Manchester Airport rail station is accessed by the Metrolink network. The Station is served by two operators, Transpennine Express and Northern Trains which provide regular train services to Manchester City Centre (with a fastest journey time of approximately 20 mins) and the north of England

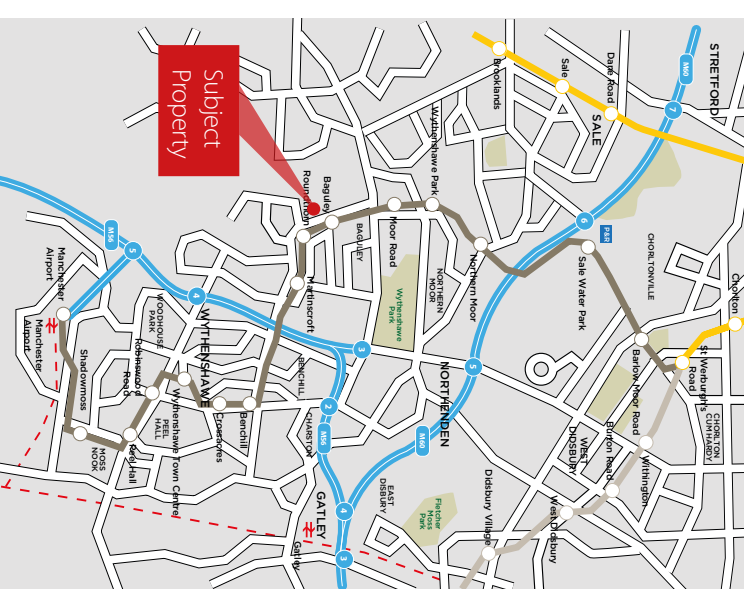


Bus

The area is well served by a number of high frequency bus services operating across South Manchester



The Metrolink network is one of the most successful light rail systems in the UK carrying approximately 20 million passengers every year. The network provides fast and efficient access to



Manchester City Centre, its environs, and national mainline rail destinations. Significant recent expansion work added three new lines to the existing network including Didsbury, Oldham & Rochdale, Ashton under Lyne and most notably a 9 mile extension line to Manchester Airport. Work on a second city centre crossing began in 2014 to further increase capacity and is nearing completion.

The new line has two stops at Roundthorn Industrial Estate, including one (Baguley) opposite the property on Southmoor Road.

Roundthorn Industrial Estate

The property is situated on Southmoor Road which runs through Roundthorn Estate and joins the A560 Altrincham Road. Roundthorn Industrial Estate is a well established major manufacturing and industrial estate positioned immediately to the north of UHSM and close to Manchester Airport. The estate is home to many businesses, which are part of the Manchester Airport and UHSM supply chains as well as other manufacturing and logistic activities. Roundthorn Industrial Estate, under the EZ initiative has the potential to transform its offer from industrial estate to a premier business location supporting UHSM, the Medi-Park, Manchester Airport and Airport City.

The location offers unparalleled advantages that have attracted a number of key occupiers including: DSV, Virgin Media, Aviva North West, Selco, Air Cargo Services, Ensor, Uniserve and Brammer as well as the headquarters for Timpson, Endress + Hauser and Duerr's.

Local retail amenities are within a short walk at the nearby Tesco Extra Superstore, Aldi and Brookway Retail Park.



Manchester Airport

Every year it handles around 23 million passengers, using over 100 airlines flying direct to around 200 destinations world wide.

In June this year marked a significant milestone for Manchester Airport with the inaugural Manchester to Beijing flight by Hainan Airlines, the first ever direct scheduled flight from anywhere outside London to mainland China.

- 23m passengers per annum
- UK's 3rd largest airport
- Extensive network with 100+ airlines & 200+ destinations
- 2 parallel independent runways
- Excellent catchment area covering all of the North and Midlands (within a two hour drive)
- Potential to grow to 55 million passengers per annum.

Manchester Airport is located approximately 3 miles to the south and is the gateway to the north of england, being the third busiest airport in the uk after Heathrow and Gatwick.



Serving 200 destinations in 53 countries

Amsterdam	Paris	Munich	Zurich	Dubai	New York	Chicago	Los Angeles	Singapore	Beijing	Hong Kong
1hr	1.5hrs	1.5hrs	2hrs	7hrs	7.5hrs	9.5hrs	10.5hrs	10.5hrs	12.5hrs	12.5hrs



Inward investment

Airport City

Airport Cities are a gateway for travel and a business hub of global significance. Airport City Manchester lying directly adjacent to Manchester Airport is one of the most exciting business destinations in development and one of the most significant in the UK. Over the next 10 years, Airport City Manchester will deliver approximately 5 million sqft through a phased delivery of advanced manufacturing and logistic facilities, offices, along with hotels and retail with a total development cost of £650m and a total value of £800m.

A joint venture project between M&G, Carillion, Beijing Construction Engineering Group and GMPF, the development is the first of its kind in the UK, it will compete with successful airport cities across Europe including Amsterdam, Frankfurt and Barcelona.

AIRPORT CITY NORTH

Airport City North will comprise a high quality business destination extending to 86.5 acres designed to attract national and international office occupiers and advanced manufacturers, as well as being a location for hotels and other support services for Manchester Airport. The overall proposition has been designed to complement the existing dynamic economy within the region.

AIRPORT CITY SOUTH (GLOBAL LOGISTICS)

Global Logistics is one of the newest logistics and distribution hubs in the UK and sits adjacent to the World Trade Terminal. The 70 acre site forms part of the larger Airport City Manchester scheme and has outline planning permission for the development of 1.4 million sqft of logistic space. Occupiers already include DHL and Amazon.

Airport City Manchester

Manchester

Airport Transformation Programme

In March 2016 planning consent was granted for Manchester Airports, 10-year £1bn transformation programme (MAN-TP), which will transform and grow the airport, ensuring that it plays an ever greater role as the UK's global gateway to the North.

Manchester Airport will also play a key role in delivering a Northern Powerhouse, with the airport currently supporting £1.8 billion every year in economic activity in the local and regional economy.

The Greater Manchester Airport City EZ

The Greater Manchester Airport City EZ was announced in 2011 and consists of a series of sites linked to key economic drivers primarily focused around Manchester Airport and UHSM/MedPark, originally extending to 286 acres and increased in 2015 to 422 acres. The combined impact of these two core initiatives in close proximity is of transformational significance to the surrounding area of Roundthorn Industrial Estate.

The University Hospital of South Manchester (UHSM)

The University Hospital of South Manchester (UHSM) is the main hospital serving the south Manchester conurbation and lies to the south of Roundthorn Industrial Estate. The Hospital is a world class research hospital and accredited as a centre of clinical and research excellence with approximately 5,500 members of staff. It is the major Acute Teaching Hospital for the University of Manchester and was a founding member of the Manchester Academic Science Centre.

Due to UHSM's position as an accredited centre of excellence and with excellent transport links there are substantial synergies of being located adjacent to a major teaching hospital which has created a catalyst for growth and attracted uses directly ancillary to the expanded role of the hospital which have resulted in a number of biomedical companies locating themselves on or close to Roundthorn Industrial Estate including Gen Probe, Waters and Fairfield.

University Hospital of South Manchester
NHS Foundation Trust



UHSM Medipark

The potential growth, synergy and location of UHSM has been recognised jointly by UHSM, Manchester City Council and the Manchester Academic Health Science Centre (MAHSC) to build upon the well established concentration of health research, learning and clinical expertise by establishing Manchester Medipark in order to develop a world class Life Sciences and Healthcare lead business park.

The Medipark proposals are based around UHSM, the site extends to around 24 acres in the first phase initially to the south of the Hospital and potentially to a wider area taking in Roundthorn Industrial Estate to the north of the main hospital campus. There is potential to accommodate up to 500,000 sqft of building and deliver over 2,700 direct jobs in the Medipark direct development area. Medipark will deliver a GVA of £190m and will be attractive to a range of potential occupiers, principally those doing business within the life sciences and healthcare market, which will have a catalytic impact on the hospital and the surrounding area.

The close proximity to Manchester Airport and the Airport City Project, and in addition the designation Medipark enjays as part of the Airport City EZ are further economic drivers that will assist in the development of the Medipark and the surrounding area.

Proposed HS2

There is a current proposal for a station at Manchester Airport for the proposed HS2 high speed rail line from Manchester city centre to London with an indicative journey time to London Euston of 60 minutes.

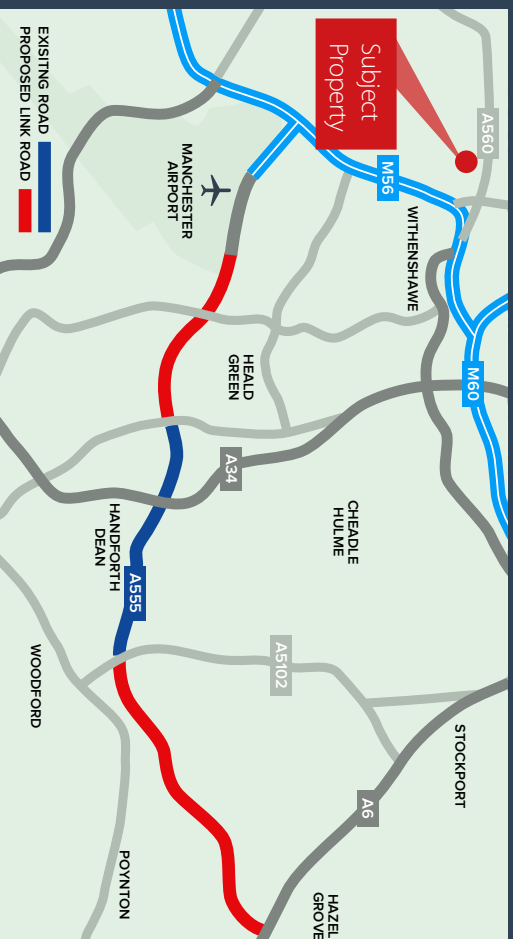
Major Infrastructure Improvements

Metrolink (Manchester Airport Line)

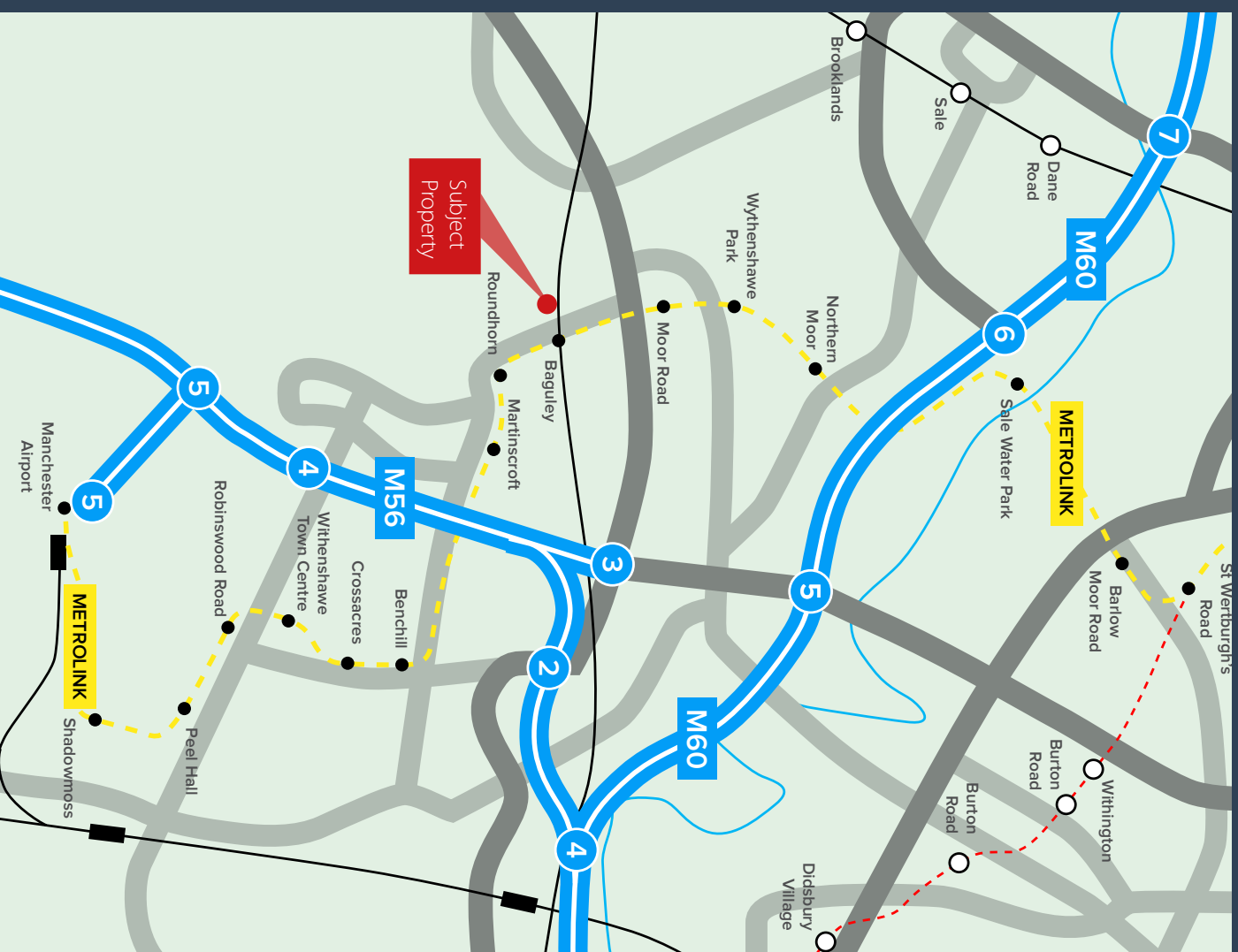
The 9 mile extension to the existing Metrolink opened in late 2014, linking Manchester City Centre to Manchester Airport. The new line features two stops at Roundthorn Industrial Estate, including one (Baguley) opposite the property on Southmoor Road.

A6 to Manchester Airport Relief Road Scheme

Work has started on the A6 to Manchester Airport Relief Road Scheme which will provide a new 10 km 2-lane dual carriageway which will link the M56 at Manchester Airport to the A6 near Hazel Grove (south east of Stockport). It will greatly improve transport links with Stockport and Derbyshire and is predicted to boost the region's economy by £2.5 bn, and is due for completion by autumn 2017.



M56 Manchester Airport link road [▶](#)
Metrolink (manchester airport line) [▶](#)



Description

The Estate was originally constructed in the late 1950's as an engineering complex for Metropolitan Vickers and later occupied by the American compressor manufacturer Ingersoll Rand. Over the years the buildings have been refurbished and modernised.

The Estate consists of four separate buildings namely the main warehouse (Block A), an industrial/workshop terrace (Block B) and two detached office buildings known as Southmoor House and Trafford House.

Part of the site behind Block B is let to an occupier who store various containers, motorhomes and caravans.

There are in excess of 500 delineated car park spaces across the entire site. At the front of the Estate, along Southmoor Road is a potential undeveloped plot of land of approximately 7,800 sqft which could potentially be developed in the future, subject to planning consent.



The Main Industrial Complex (Block A)



The main warehouse is arranged over 6 bays and sub-divided to provide 7 units, part has been refurbished to include over cladding to the elevations and roof.

The general specification is as follows:

- Steel portal frame construction with a mixture of brick and single skin metal clad elevations.
- Multi pitched metal clad roof with the majority of the bays incorporating 30% reinforced glazed roof lights.
- Loading doors are either concertina or roller shutter.
- Minimum eaves height High Bay (Unit A2 and part of A1) – eaves height of 21.67m. Remainder of the units – eaves height of 11.9m.
- The high bay section benefits from a number of cranes which are predominantly floor operated with a potential maximum capacity of 120 tonnes.
- Internally the units have fluorescent strip lights, overhead gas powered heaters, WC facilities and some units have offices and mezzanine storage areas.
- To the side of unit A1 is vacant unfurnished office/workshop accommodation.

StewartMontrose

SOUTHMOOR INDUSTRIAL ESTATE, MANCHESTER M23 9XD

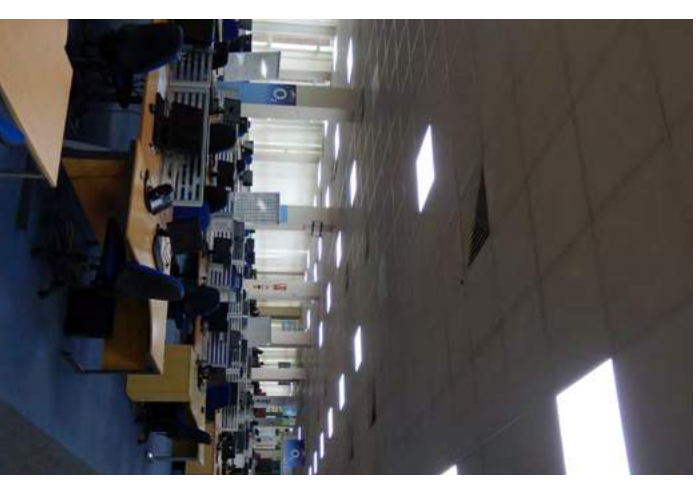
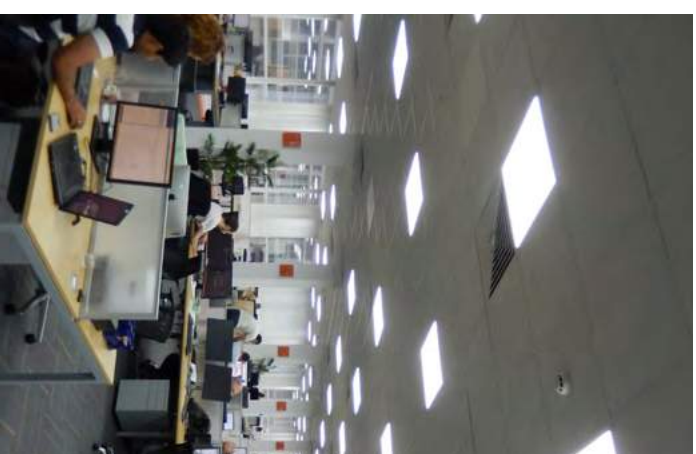


Southmoor House



Southmoor House comprises a detached 3 storey office building together with a penthouse office suite.

The property is of framed construction with brick elevations under a flat roof together with UPVC framed double glazed windows. Internally the property was refurbished in 1999 to a good standard with a ground floor communal reception area, three shared meeting rooms and 2x 12 person lifts servicing all floors. The office accommodation on each floor is laid out principally in an open plan format with raised floors and suspended ceilings and is heated by warm air/cool air system. There are WCs on each floor.



Block B and Trafford House

Block B is a detached building principally of two workshop units, one of which has been partially divided. In between the units are ground and mezzanine workshop and offices (Unit B3).

The general specification is as follows:

- Part concrete and part steel frame construction with brick elevations
- Pitched metal clad roof incorporating 35% reinforced glazed panels
- Minimum eaves height of 8.8m
- Loading doors are either roller shutters or concertina
- Internally the units have sodium lights and overhead heaters, WC facilities and units B1 and B3 have ground and 1st and 2nd floor mezzanine office and storage areas
- Three cranes (16, 15 and 4 tonnes)

Trafford House comprises a detached three storey office building of framed construction with brick elevations under a part pitched part flat roof.

Internally there is a main reception area with stairs to the upper floors, the offices are divided by stud partition walls with suspended ceilings and inset fluorescent lighting and gas central heating. WC and kitchen facilities are on the ground and first floors. The second floor houses a small data/commms room.

The Estate is accessed directly from Southmoor Road and benefits from a 24 hour manned gatehouse with controlled barriers and CCTV. There is a palisade security fencing along all barriers. There is an estate road running around the whole estate.





Accommodation

The property provides a total of 340,852 sqft of predominantly industrial accommodation which can be broken down as shown in the table below.

FLOOR	USE	SQ M	SQ FT	%
Industrial Accommodation	Block A (Main warehouse)	22,580.90	242,806	
	Block B	3,497.30	37,605	
	SUB TOTAL	26,078.20	280,411	82.27%
Office Accommodation	Southmoor House	3,455	37,151	
	Trafford House	2,166	23,290	
	SUB TOTAL	5,621	60,441	17.73%
	OVERALL TOTAL	31,699.20	340,852	

Site

The property has a site area of approximately 17.40 acres (7.05 ha) providing a site coverage of 45%.

Tenure

The property is held Freehold. Freehold ownership within Roundthorn Industrial Estate is extremely rare with the majority of property investment assets held on long leasehold interest from Manchester City Council.

Tenancy

The Estate is multi let to 12 different tenants by way of 18 leases. The current passing rent is £1,014,332 pa. Key points to consider on the income are as follows:-

- 62.75% of the rent is derived from industrial use.
- 32.41% of the rent is derived from office use.
- 4.84% of the rent is derived from income from car parking/site.
- The investment has a WAULT to expiry of 3.05 years and to break of 2.13 years.
- At present there is 119,108 sqft (34.94%) of vacant accommodation across the Estate of which 98,846 sqft is of industrial accommodation and 20,262 sqft relates to office accommodation. Bays A1 (part high bay) and A2 (high bay) of the main warehouse account for 87,000 sqft of the vacant industrial accommodation.
- The overall rent on the industrial accommodation equates to £3.51 psf
- The overall rent on the office accommodation equates to £8.18 psf

A detailed tenancy and accommodation schedule can be provided to genuinely interested parties.

Service Charge

The Estate is predominantly run under a fixed estate charge and building service charge (for the two office buildings), with a few exceptions these are increased annually by RPI. When compared to last year's expenditure under these two service charge provisions there is a slight shortfall of £28,908. Further information can be provided on request.

Recent Improvements

The current owners have undertaken a programme of substantial building improvement works over the years to include the following main items of expenditure:-

- Lift refurbishment to Southmoor House
- New electric transformer
- Southmoor House was totally refurbished in 1999.
- The roof for Unit A1 has recently been overclad (circa £250,000)
- The roof for A2 was recently over clad in 2007 (circa £300,000)
- The dividing wall for Unit A1A was recently constructed (circa £150,000)
- A complete refurbishment of Units A5/6 was carried out in 2007.
- Approximately 62% of the roof for the main warehouse (Block A) has been refurbished.



Asset Management Opportunities

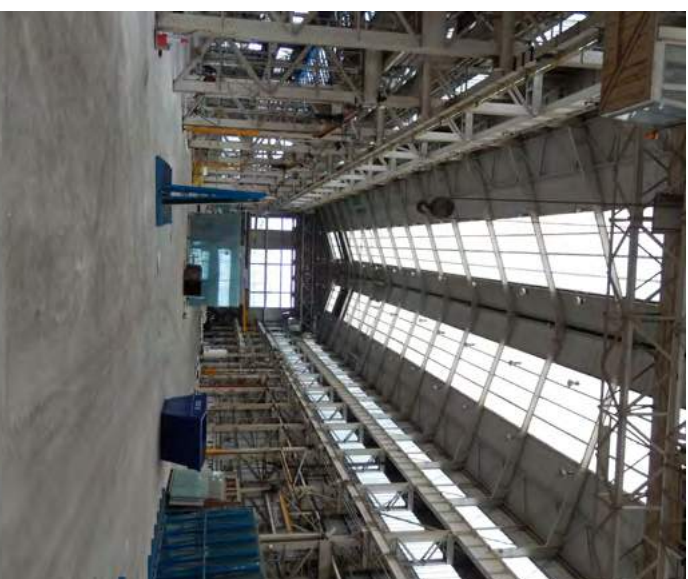
There are significant asset management opportunities to enhance value that exist which includes:

- Leasing of vacant accommodation.
- Re-gearing leases with existing tenants to further enhance the AWULT.
- Renewing leases or securing new tenants on lease expiries.
- Improve profile and branding of the estate to enhance occupational market profile.
- Refurbishment of Trafford House to improve the rental tone.
- Refurbishment of the industrial accommodation to improve the rental tone.
- Possible division of the vacant industrial bays A1/A2.
- Develop parts of the site – the area behind Block B for industrial units and the area to the front of the site for potential drive – thru use.



Estimated Rental Value

The south Manchester industrial and office market continues to be very active. We are of the opinion the **ERV** of the Estate is in the region of **£1,460,622 pa.**





EPC

These will be available on request.

VAT

The property is VAT registered therefore VAT will be payable on the purchase price unless the transaction can be treated by way of a Transfer of a Going Concern (TOGC).

Proposal

We are instructed to seek offers in excess of **£13,000,000 (Thirteen Million Pounds)** subject to contract and exclusive of VAT for our clients interest. A purchase at this level would reflect an **initial yield of 7.31%** and a reversionary yield of 10.53% assuming purchasers costs of 6.72% and an overall capital value of £38.14 psf.

DISCLAIMER: Stewart Montrose (Manchester) Ltd. Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Stewart Montrose (Manchester) Ltd for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties and do not accept any liability for any errors or omissions including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigation or otherwise of any issues concerning pollution or potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. SUBJECT TO CONTRACT. Stewart Montrose (Manchester) Ltd, December 2016

StewartMontrose

SOUTHMOOR INDUSTRIAL ESTATE, MANCHESTER M23 9XD

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StewartMontrose

49 King Street

Manchester

M2 7AY

TRAFFORD HOUSE

To Let

High quality refurbished offices

1,414 sq ft to 20,639 sq ft



Southmoor Rd,
Wythenshawe,
Manchester M23 9XD



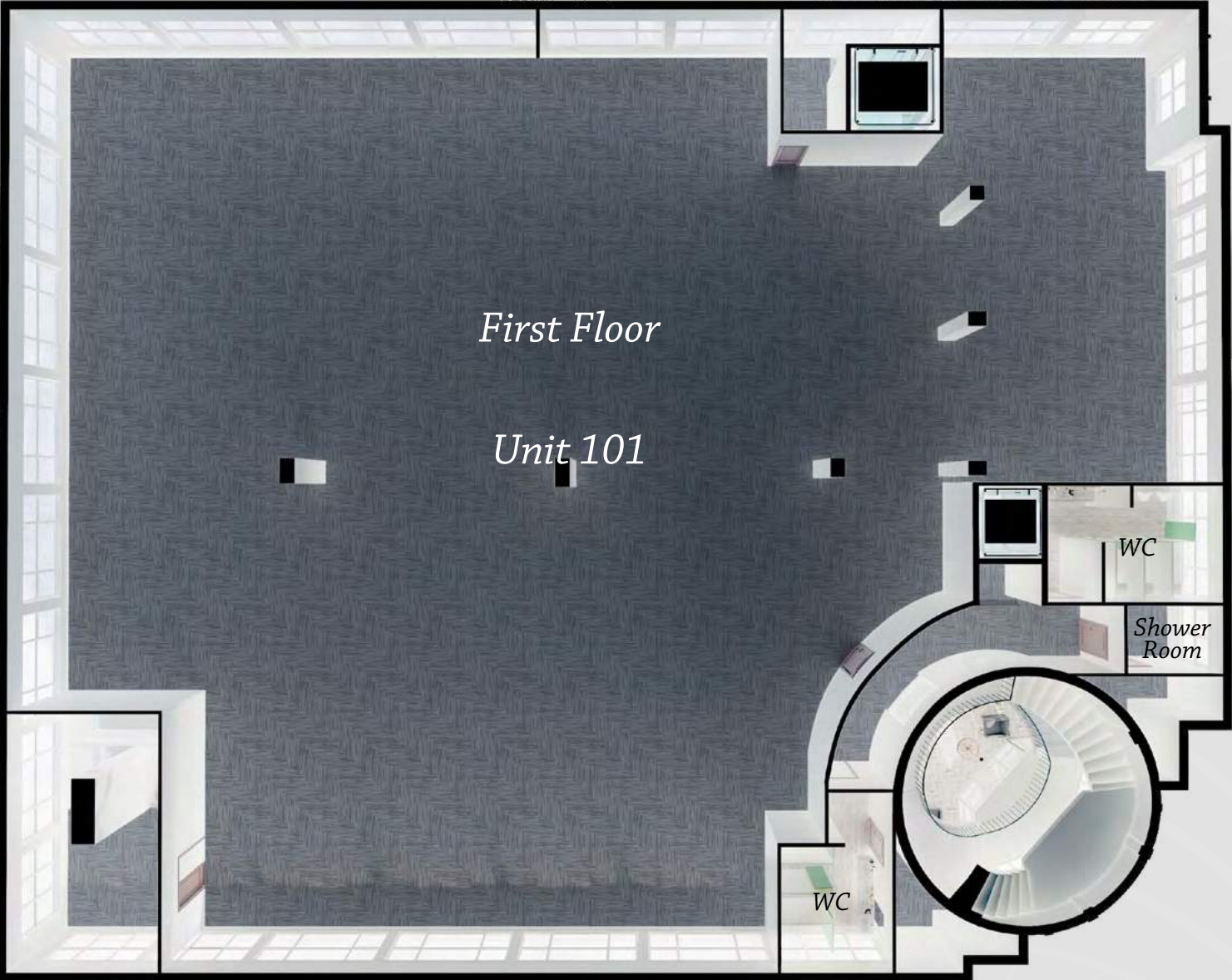


Our office workspaces are large, open and bright; blending traditional art deco features with modern infrastructure and style.

The fully renovated **Trafford House** provides the perfect environment for business to thrive.

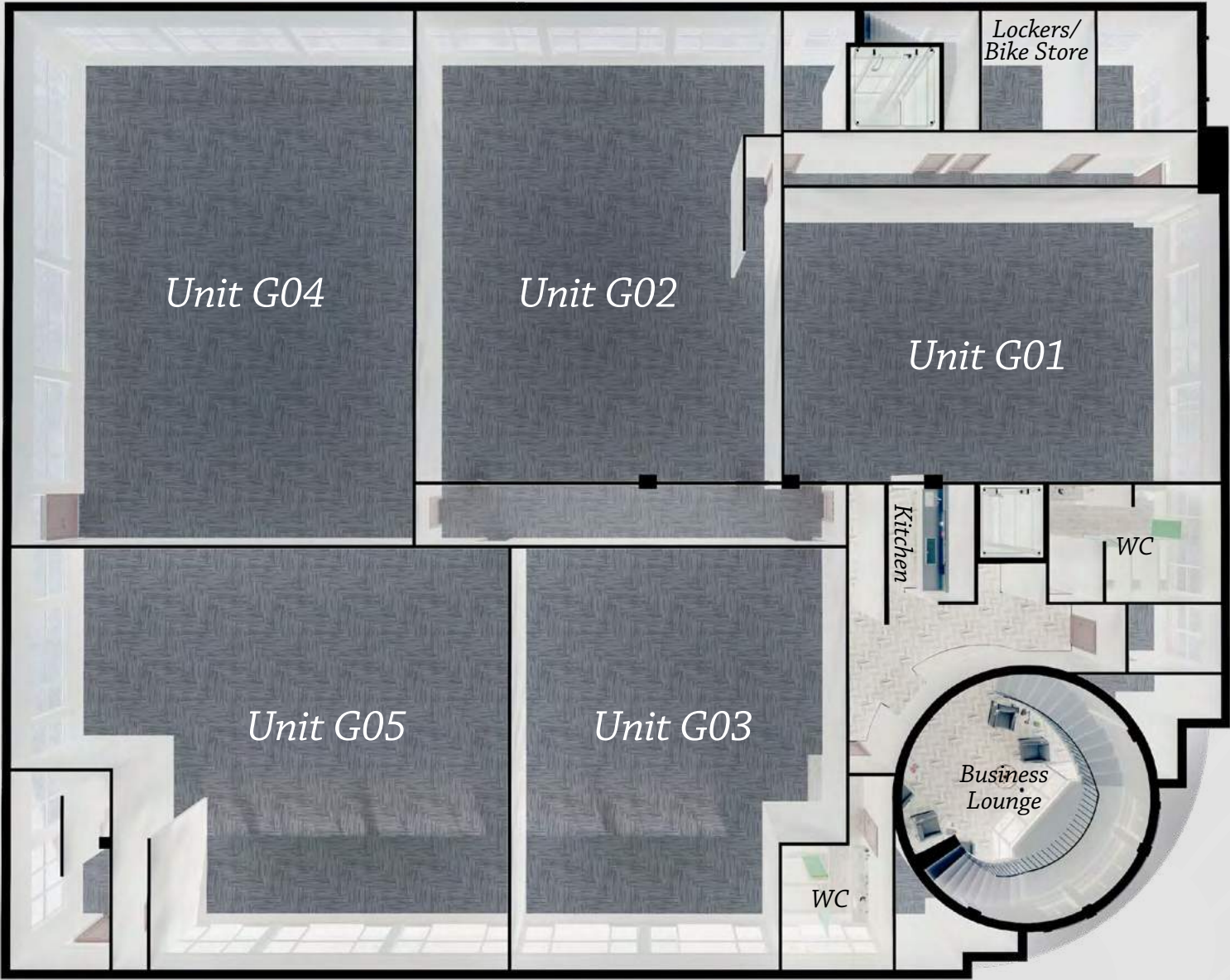
- Affordable Rents
- Flexible space to accommodate 1,414 sq ft - 20,639 sq ft (131.36m² – 1,917.43m²)
- Ultrafast broadband (1Gb dedicated fibre connection)
- Great car parking availability
- Excellent transport links
- Close to M56 and Manchester Airport
- Baguley Metrolink stop within 2 min walk
- Showers and bike storage
- 24-hour security & CCTV
- Communal business lounge
- Kitchen facilities
- Close to local retail and leisure amenities





Ground Floor	Size
G01	1,414 sq ft
G02	2,165 sq ft
G03	1,513 sq ft
G04	2,431 sq ft
G05	2,150 sq ft
Total	9,673 sq ft

First Floor	Size
101	up to 10,966 sq ft



Specification

Following a full refurbishment, Trafford House will offer:



Ultrafast broadband connection



Internal bike storage



VRF Air Conditioning



Shower facilities



Full LED lighting



Electric car charging



Raised access flooring



Up to 88 car parking spaces (1:212 sq ft)



Communal business lounge/meeting space



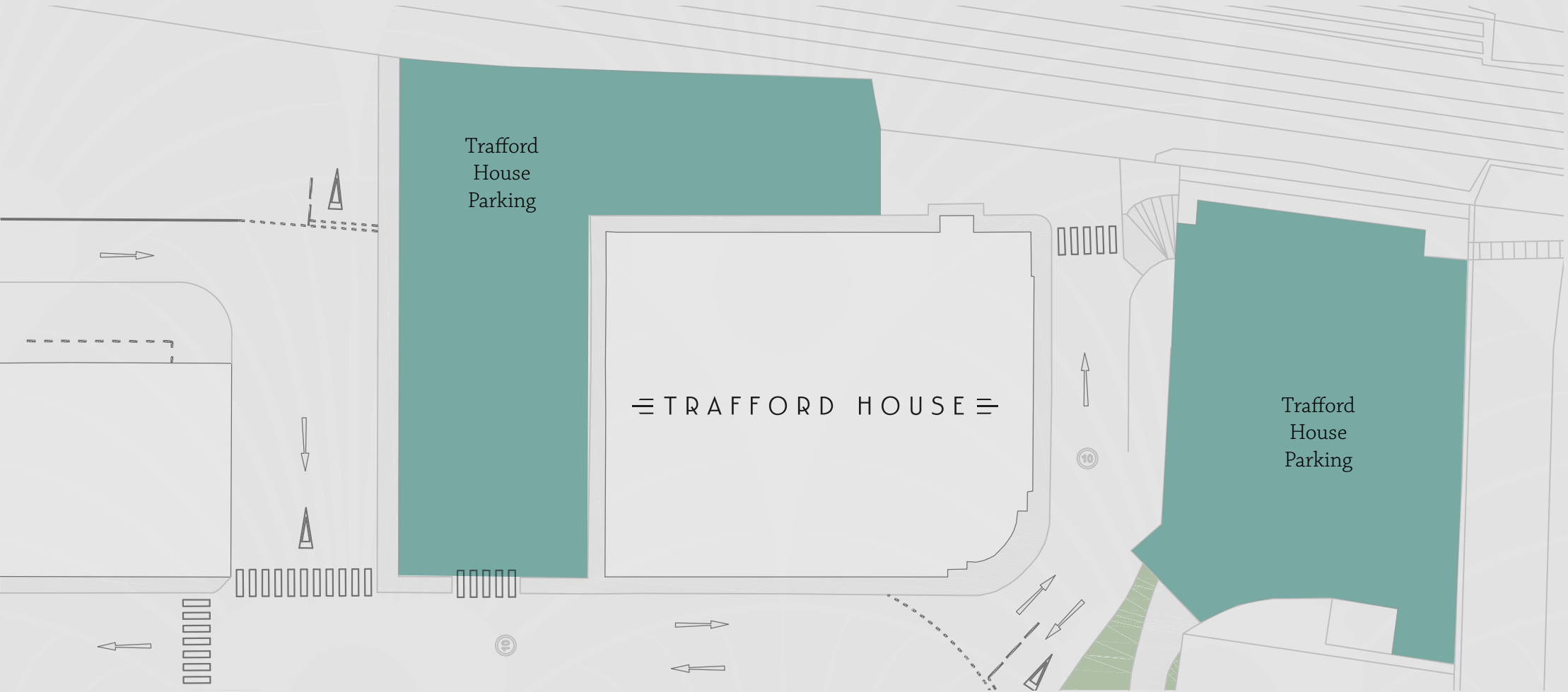
Fully secure site



Lift access to all floors



Extensive CCTV provision





Local Amenities

The immediate surroundings of Trafford House offer a mixture of commercial, retail and leisure operations providing excellent services for employees.

Within a short walk (½ mile)

- Tesco Extra
- McDonalds Restaurant
- Lidl
- Aldi
- Brookway Retail Park (incl. Wickes, Matalan, B&M Store, Pets at Home)

Further local shops and restaurants are located within a 1 mile radius of Trafford House. The affluent market town of Altrincham, with all associated services, sits just 3.2 miles away, and is connected via Bus or Metrolink (14 mins).





Location

Trafford House sits within Southmoor Industrial Estate, Wythenshawe. It holds a prominent position on Southmoor Road, forming part of the wider Rounthorn Business District, one of the most established commercial areas in South Manchester.

Transport Links

- Road -

Trafford House benefits from excellent access to both M56 and M60 motorways, with junctions sitting within one mile. Manchester City Centre lies only 8 miles to the north, and Manchester Airport approximately 3 miles to the South East.

- Rail -

Manchester Airport rail station is accessed via the Metrolink network. The station is served by regular train services to Manchester City Centre (approximate 20 mins travel time) and the north of England.

- Bus -

The area is well served with over 33 bus stops within a 1km radius of Trafford House, providing services across South Manchester

- Bike -

Trafford House lies within 1 mile of the “Manchester City Centre to Manchester Airport Cycle Route”, and within 1.6 miles of the “Manchester Airport Orbital Cycleway”. With secure bike storage and shower facilities, Trafford House readily accommodates sustainable travel options.

- Metrolink -

The Metrolink network is one of the most successful light rail systems in the UK and provides a fast and efficient service to Manchester City Centre (31 mins) and Manchester Airport (21 mins). Baguley Metrolink stop is directly opposite Trafford House.

- Plane -

Manchester Airport, the only major international gateway in the North of England, is situated just 3 miles to the South East of Trafford House.



Junction 3 M56	6 min
Junction 5 M60	7 min
Junction 20 M6	17 min
Manchester Airport	8 min
Manchester City Centre	21 min



Manchester City Centre	48 min
Manchester Airport	27 min
West Didsbury	16 min
Old Trafford	40 min



Baguley Tram Stop	4 min
Tesco	10 min
JD Gyms	6 min
Lidl	10 min
McDonalds	14 min
Greggs / Aldi	15 min



Southmoor Industrial Estate

NEW OWNERSHIP

The whole industrial estate changed ownership in late 2017 and South Street Capital are now in control of guiding this established estate through the next phase of its development. This will include some strategic refurbishment and reconfiguration.

LEASE TERMS

The vacant units are available on a leasehold basis on terms to be agreed.

RENT

On application.

VAT

Charged where applicable at the prevailing rate.

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWINGS

Strictly by appointment with:

Mark Bamber
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mark.bamber@knightfrank.com

Charlie Williams
01625 800066/ 07766 003311
cw@willsill.co.uk



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Frank**

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**Williams
Sillitoe**

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Important Notice:
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by the agents in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither of the joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.