

Residential Joint Venture Development Opportunity

Alpha House,
Rowlandsway, Wythenshawe,
Manchester M22 5RG



55,000 square feet GIA

8 Storeys

0.86 Acre Site

Immediately opposite Wythenshawe Shopping Centre

Situation:

Prominently fronting Rowlandsway and overlooking Wythenshawe Shopping Centre at the junction of Rowlandsway and Wavell Road, adjacent to Gala Bingo and Lloyds Bank offices.

Excellent transport services close by with the Metro going directly to the City Centre and Manchester Airport. Easy access to Motorway M56.

Accommodation:

The existing 1970's office building is vacant and semi-derelict. It is spread over 8 floors and extends to 55,000 sf GIA/40,000 sf NIA on a 0.86 acre site.

Tenure:

The property is held on a 99 year Lease from 1 January 1972 from Manchester City Council with approximately 49 years unexpired at a current Ground Rent £24,000 pa. Preliminary discussions have been held with MCC regarding the refurbishment or redevelopment for residential and they are sympathetic to both the use and re-gearing the current Ground Lease.

Potential Scheme:

Our Clients have engaged Messrs Hodder & Partners (Architects) of Manchester who have produced some preliminary concepts for discussion. Meetings can be arranged with them to discuss their proposals.

Proposals/Inspection:

Please contact the Sole Agent:-

Fifield Glyn
No.1 Royal Mews
Gadbrook Park
Cheshire CW9 7UD

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SUBJECT TO CONTRACT

JGF/JRB/February2022

