

An architectural rendering of a modern commercial building at dusk. The building features a mix of red brick and light grey panels. The ground floor has large glass windows and doors, showing interior displays. Several people are walking on the sidewalk, and a car is parked on the street. The sky is dark with some clouds. The text 'MANSION HOUSE GROUP' is overlaid in the upper center, with a stylized signature above it. The text 'HERON POINT NORTHENDEN COMMERCIAL' is overlaid in the center, with a swan logo above it. The text 'RETAIL UNIT(S) TO LET - UP TO 2,500 SQ.FT.' and the address '391 PALATINE ROAD, NORTHENDEN, MANCHESTER, M22 4JS' are at the bottom.

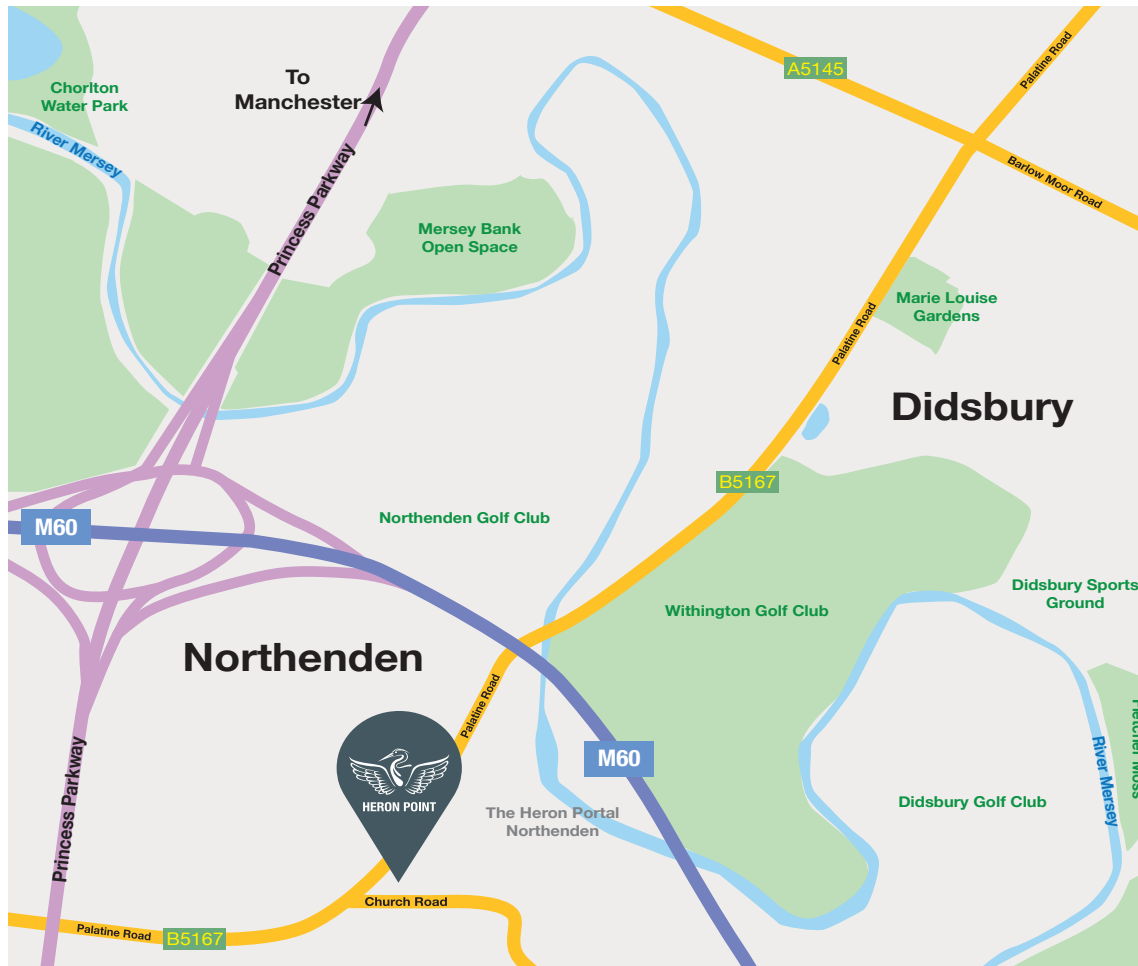
MANSION HOUSE GROUP®



HERON POINT
NORTHENDEN
COMMERCIAL

RETAIL UNIT(S) TO LET - UP TO 2,500 SQ.FT.

391 PALATINE ROAD, NORTHENDEN, MANCHESTER, M22 4JS



THE LOCATION

Northenden has an excellent road network being situated near the M60 ring road, with easy access to other major motorways including M62, M56 and M6.

In addition, there are superb public transport links with 32 local buses to the city centre, airport, other parts of South Manchester and Cheshire, including the 101 bus service to and from Wythenshawe hospital which takes 10 mins and departs every 15 mins.

Northenden rail links to Manchester with access to all major cities in the UK with the closest train station less than a mile away.

- | | |
|---|------------|
| • Northenden to London | 194 miles |
| • Northenden to Manchester City Centre | 5.7 miles |
| • Northenden to Stockport | 5.2 miles |
| • Northenden to Manchester Airport | 4.8 miles |
| • Northenden to Didsbury | 1.7 miles |
| • Northenden to East Didsbury train station | 1.37 miles |
| • Northenden to Gatley train station | 0.94 miles |



Northenden is a suburb of Manchester. It lies on the south side of the River Mersey, 5.2 miles west of Stockport and 5.7 miles south of Manchester City Centre. It is bounded by Didsbury to the North, Gatley to the east and Wythenshawe south and west.

Northenden village is a thriving centre, with a good range of shops, bars, restaurants and banks. There is a library, post office and other amenities. In nearby Didsbury village there is more shopping and access to the entertainment centre at Parrs Wood with a multi-screen cinema, numerous restaurants, ten-pin bowling, a modern gym and a range of other leisure facilities for adults and children.





GROUND FLOOR
COMMERCIAL UNITS

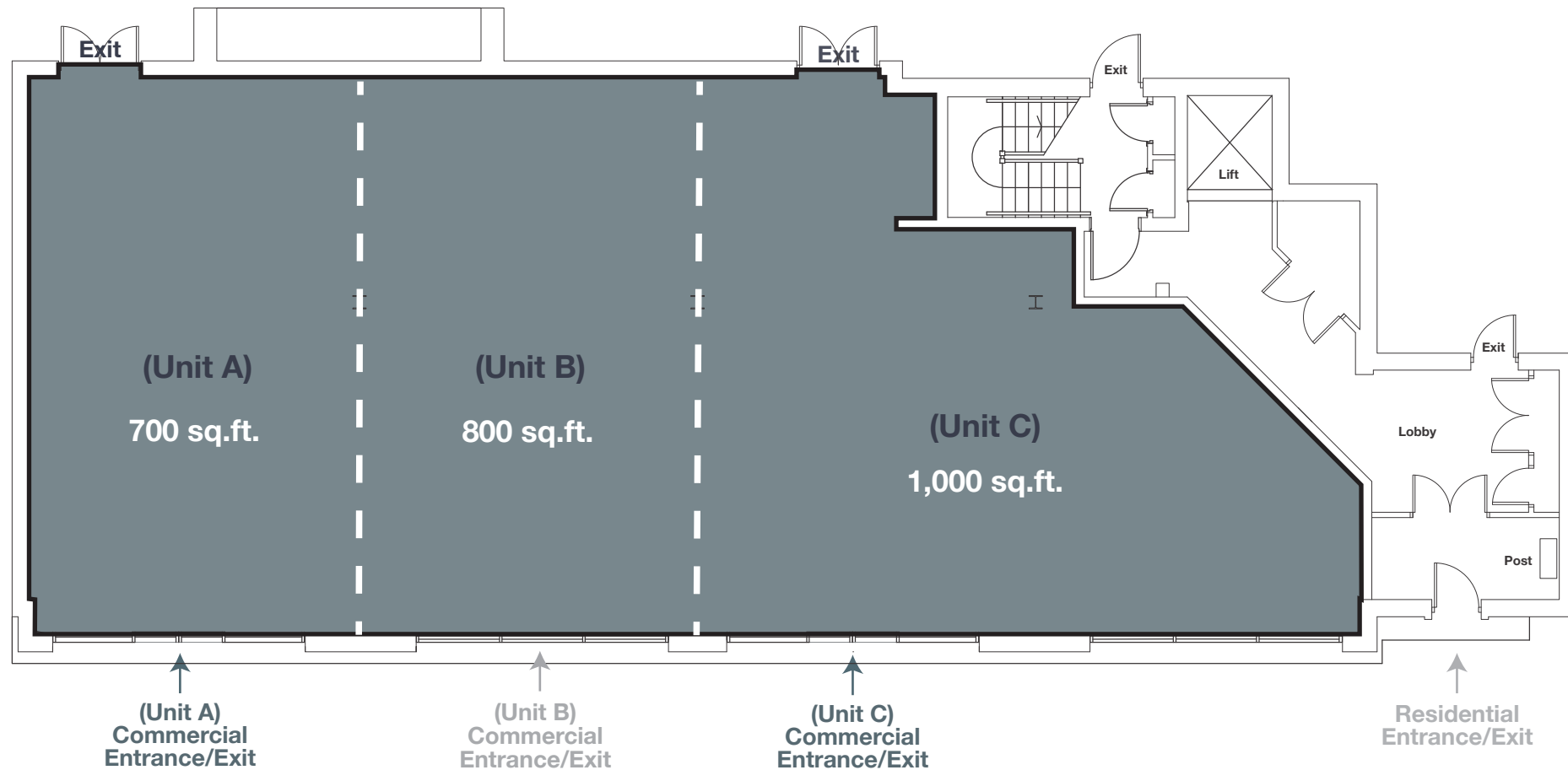


THE SITE PLAN

- The scheme offers a combination of unit options:

3 UNITS	2 UNITS	1 UNIT
Unit A 700sq.ft.	Unit A 700sq.ft.	Unit - 2,500sq.ft.
Unit B 800sq.ft.	Unit B/C 1,800sq.ft.	
Unit C 1,000sq.ft.	OR Unit A/B 1,500sq.ft. Unit C 1,000sq.ft.	

- Loading bay (Application made for Short Stay Parking)
- Manchester City Council planning
 - Ref: 120665/FO/2018
- Planning approval use classes:
 - A1 (Shops)
 - A2 (Financial and professional services)



Unit(s) Available Total up to 2,500 sq.ft.

GROUND FLOOR



Mansion House

PROJECT MANAGEMENT
PART OF THE MANSION HOUSE GROUP

THE DEVELOPER

Mansion House Group Limited is a national property development company based in Altrincham, South Manchester with projects ranging from hotels, retail, leisure, mixed use developments, and residential schemes.

Mansion House Project Management Limited cover all aspects of a project in-house, including finance, marketing, property management, planning and construction of projects.

www.mansionhousegroup.com



HERON POINT
NORTHENDEN
COMMERCIAL

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