



markwarburton

CHARTERED SURVEYORS

TO LET

WAREHOUSE/DISTRIBUTION UNIT



MODERN 1990s BUILT SUBSTANTIAL SINGLE STOREY
WAREHOUSE/ DISTRIBUTION UNIT

17,820 sq. ft (1,655 sq. m)

120 BROUGHTON STREET, MANCHESTER, M8 8AN

PROPERTY DESCRIPTION

The property is a substantial and modern single storey warehouse/distribution unit of steel portal frame construction with a pitched and lined roof incorporating translucent roof panels, full height brick external elevation walls with block inner leaf and a solid concrete floor throughout

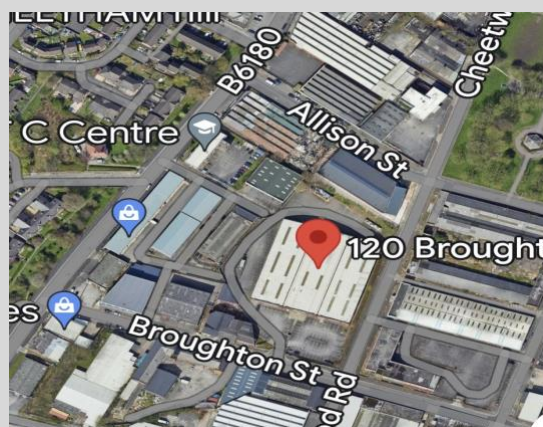
Most recently used for wholesale sales and distribution the property has been laid out to accommodate a customer reception/sales area at the front elevation, with centralised storage and a dedicated loading bay to the rear elevation. The loading bay is serviced from a large external loading yard which can accommodate large articulated vehicles and two roller shutter doors measuring 11ft high by 7ft 6ins wide facilitate access into the loading bay.

Externally the property sits in a large secure and gated estate and the site provides a substantial number of car parking spaces.

PROPERTY LOCATION

The property is located in the heart of the Cheetham Hill wholesale district. It is centrally positioned and fronts directly onto the well-established and hugely popular Broughton Street close to its junction with the B6180 Waterloo Road. Broughton Street lies on the northern fringe of Manchester city centre and the property enjoys arguably one of the best positions on the Street. Broughton Street runs between Waterloo Road and the main A665 Cheetham Hill Road which links directly into Manchester city centre towards Victoria Station, which is less than 1 mile distant.

The area is popular with the wholesale/cash and carry trade and at the current time there is an increasing number of commercial uses moving into the area given its close proximity to the rapidly growing Manchester city centre boundaries.





PHOTOS



PHOTOS



SUMMARY:

- 21 ft eaves height
- Dual roller shutter door access from rear loading yard into dedicated loading bay
- Secure gated location and substantial external car parking spaces
- 1 mile north of Manchester city centre

SERVICES

We understand that all mains' services are available; gas, water and electricity, all separately metered.

Lighting is provided by high intensity sodium downlight units and the property is also serviced with a sprinkler system.

Heating is provided by gas fired hot air blowers in the warehouse and a gas fired central heating system with radiators in the office areas.

ENERGY PERFORMANCE

Certificate available on request.

RATES

Rateable Value £71,000

TERMS

The property is available under a new lease for a period to be agreed, with further lease terms on application.

Rent £140,000/annum, exclusive.

VIEWING

Mark Warburton Chartered Surveyors
T: 0776 997 0244.
E: mark@mwproperty.co.uk

FLOOR AREA

The property extends to a gross internal floor area as follows:

| | | |
|--------------------|----------------------|--------------------|
| Warehouse | 13,918 sq. ft | 1,293 sq. m |
| Loading Bay | 1,454 sq. ft | 135 sq. m |
| First Floor Office | 2,448 sq. ft | 227 sq. m |
| Total: | 17,820 sq. ft | 1,655 sq. m |

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