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CHARTERED SURVEYORS

# TO LET

WAREHOUSE/SHOWROOM/COMMERCIAL UNIT



MODERN 1990s BUILT SELF CONTAINED TWO STOREY STORAGE WAREHOUSE AND SHOWROOM/COMMERCIAL UNIT

**4,390 sq. ft** (407 sq. m)

120 BROUGHTON STREET, MANCHESTER, M8 8AN

## PROPERTY DESCRIPTION

The property is a modern two storey storage warehouse and showroom/commercial unit being part of a larger warehouse building 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 storage and administrative purposes by a national charity the property has been laid out to accommodate an open plan storage area to ground level together with dedicated reception area and adjacent office areas and a range of storage rooms and offices at first floor level. There are staff facilities, washrooms and a kitchen area.

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 in distance.

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



### SUMMARY:

- Customer/staff and loading access to front.
- Secure gated location and substantial external car parking spaces.
- Potential of another 1,500 sq. ft (139 sq. m) of floorspace.
- 1 mile north of Manchester city centre.

## SERVICES

We understand that all mains' services are available, gas, water and electricity. All services in this unit are not separately metered and will be charged on a floor area pro rata basis.

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

Heating is provided by a gas fired central heating system with radiators.

## ENERGY PERFORMANCE

Certificate available on request.

## RATES

The property forms part of a larger building and the rates element will be charged to the tenant on a floor area pro rata basis.

Further details on application

## TERMS

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

Rent £45,000/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	2,427 sq. ft	225 sq. m
Loading Bay	1,963 sq. ft	182 sq. m
<b>Total:</b>	<b>4,390 sq. ft</b>	<b>407 sq. m</b>

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