

# TO LET

OPEN STORAGE / VEHICLE PARKING / CONTRACTORS YARD



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**0.56 acres, or thereabouts**

SHERBORNE STREET, CHEETHAM HILL, MANCHESTER, M8 8HT

## PROPERTY DESCRIPTION

The site is a flat and rectangular shaped parcel of land with a frontage to Sherborne Street and three vehicle access points. It is principally surfaced in cast insitu concrete bays and is bounded on each side with metal fencing.

## PROPERTY LOCATION

The site is located in the Cheetham Hill district of Manchester just about 1 mile north of the city centre in a well-established industrial and commercial area popular with storage and distribution users.

Fronting directly onto Sherborne Street the site lies midway between the highly popular Broughton Street and Elizabeth Street. These both link with the A665 Cheetham Hill Road and along towards the A56 Bury New Road via Great Cheetham Street East.



## SERVICES

We understand that all mains' services are available to the site as it previously housed a large warehouse dating back to the 1960s era.

## RENT

Full details on application.

## RATES

Full details on application.

## LEASE TERMS

The site is available on new lease for a period to be agreed, the lease to be drafted outside the security of tenure provisions under the Landlord and Tenant Act.

## VIEWING

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

## SITE AREA

0.56 acres, or thereabouts.

### SUMMARY:

- Well positioned established industrial/commercial area
- 1 mile north of Manchester city centre, Victoria Station, Manchester Arena
- Suit various businesses/trades, subject to appropriate consents

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