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CHARTERED SURVEYORS

TO LET

OFFICE / SHOWROOM BUILDING WITH ON SITE CAR PARK



PROMINENT TWO STOREY OFFICE AND SHOWROOM BUILDING WITH SECURE ON-SITE CAR PARKING

6,754 sq. ft (626 sq. m)

CHEETWOOD HOUSE, CHEETWOOD ROAD, MANCHESTER,
M8 8AQ

PROPERTY DESCRIPTION

The property is a 1970s built bespoke two storey office building forming part of a larger complex of buildings owned and occupied by our clients.

The construction is of reinforced concrete frame with brick panel infills and the property has a part rendered façade to the front elevation.

Accommodation is arranged in a number of private, general, and cellular offices which are complimented with incorporated showroom space and staff facilities. There is a dedicated reception area accessed through double entrance doors set beneath a cantilever entrance canopy.

Externally there is secure dedicated onsite car parking.

An inspection of the property is highly recommended as the floorspace offers the possibility for subdivision and would suit various users.

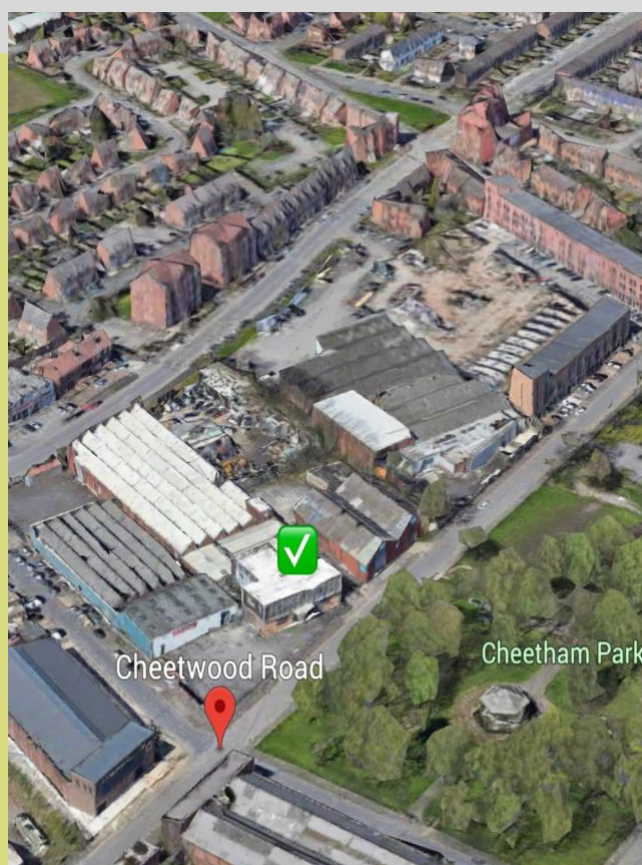
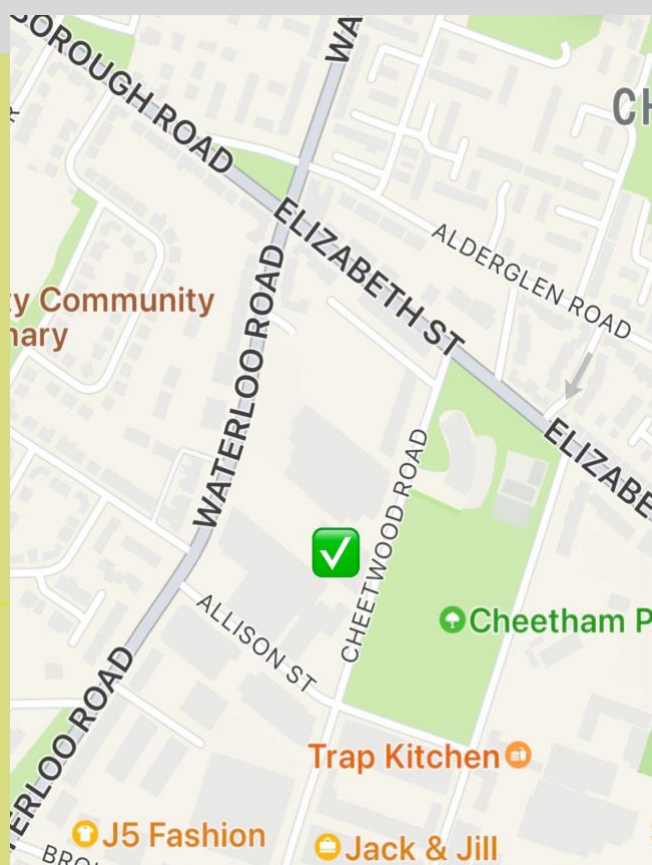


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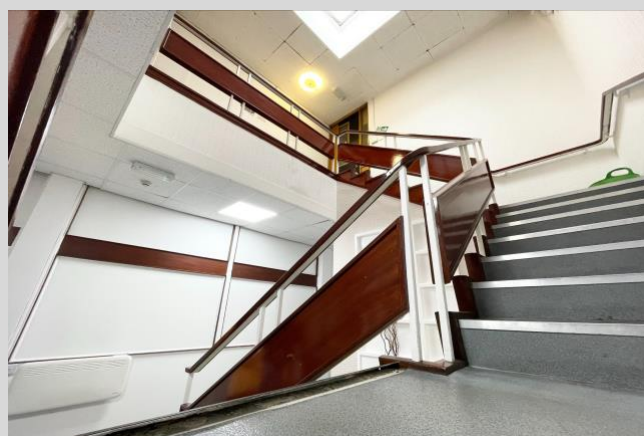
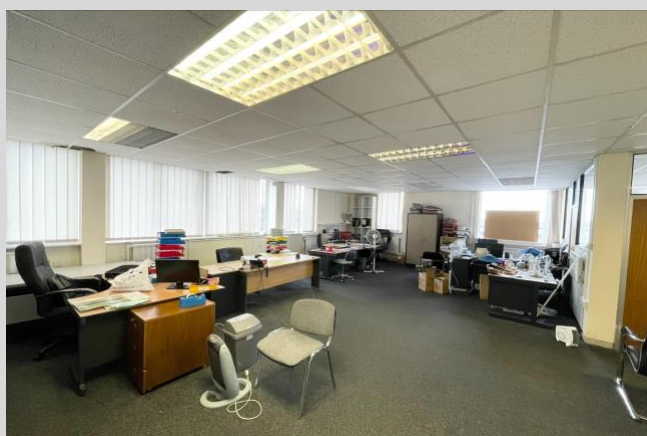
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PROPERTY LOCATION

The property is very prominently located fronting directly onto Cheetwood Road at the crossroads with Allison Street and enjoys a pleasant outlook over Cheetwood Park at the front. The property is close to Waterloo Road and Elizabeth Street approx. 1 mile to the north of Manchester city centre and is well positioned and accessible to the main A56 Bury New Road and well placed for access to the city centre and both the general business district and regional infrastructure.



PHOTOS



SUMMARY:

- Prominent position
- Range of general and cellular offices with showroom space and staff facilities
- Suit professional occupiers; solicitors, accountants, medical practitioners, contractors' offices, eBay traders etc.
- Possible subdivision available



FLOOR AREA

The property extends to a gross internal floor area of 6,754 sq. ft. This is split:

GROUND FLOOR	3,377 sq. ft	313 sq. m
FIRST FLOOR	3,377 sq. ft	313 sq. m
TOTAL	6,754 sq. ft	626 sq. m

ANTI MONEY LAUNDERING

In accordance with the Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funds will be required from any intending purchaser / tenant.

VIEWING

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

SERVICES

We understand that all mains' services are available to the property.

The property has wall mounted electric heaters throughout, good quality lighting, mains water and drainage connections and is also alarmed.

ENERGY PERFORMANCE

Certificate available on request.

RATES

As the property forms part of a larger property holding rates will be charged on a floor area pro rata basis.

TERMS

The property is available under the terms of a new full repairing and ensuring new lease for a period to be agreed and at an initial rent of £35,000/annum, exclusive.

Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.