



markwarburton
CHARTERED SURVEYORS

TO LET



**SINGLE STOREY WAREHOUSE/LIGHT INDUSTRIAL FACILITY WITH
SEPARATE LOADING AND SECURE ON-SITE CAR PARKING**

5,511 sq. ft (511 sq. m)

CHEETWOOD HOUSE, CHEETWOOD ROAD, MANCHESTER, M8 8AQ

PROPERTY DESCRIPTION

The property is a 1970s built single storey warehouse/light industrial building forming part of a larger complex of buildings owned and occupied by our clients.

The construction is of steel frame with brick elevations, solid concrete floor and a pitched roof form. The internal working height is an approx. minimum of 11 feet.

Accommodation is arranged in three principal areas mainly open plan in nature, together with a dedicated loading bay to the front which has an aluminium roller shutter door (11 ft 6in height by 10ft 6ins wide).

Loading is accommodated off road along a dedicated loading yard running to Cheetwood Road and there is secure onsite car parking available.

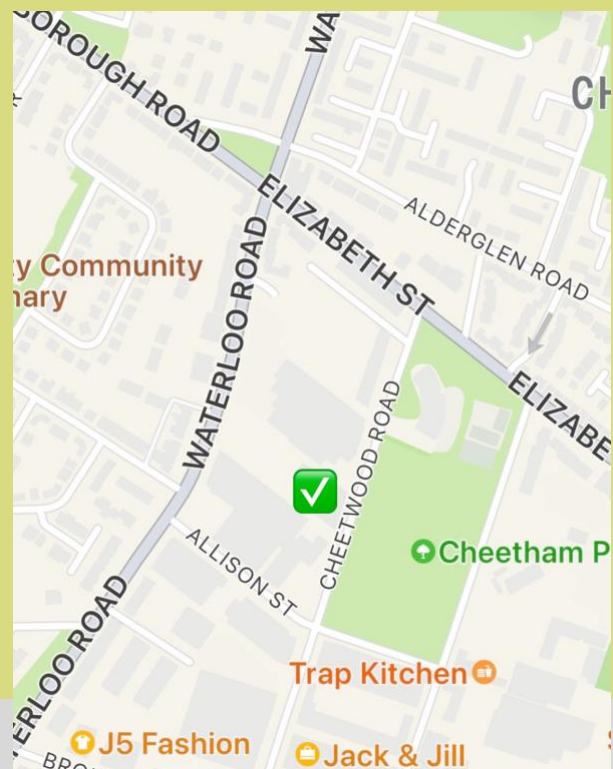
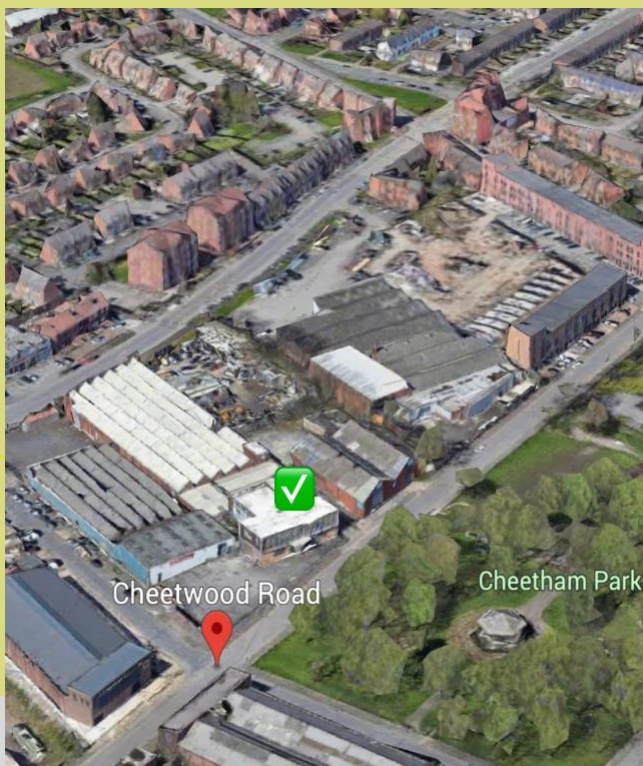
An inspection of the property is highly recommended as the floorspace offers the possibility for linking in with the office building on site which is currently also available to let.

PROPERTY LOCATION

The property is very prominently located accessed off Cheetwood Road close to the crossroads with Allison Street.

The property is close to the main trading areas with Cheetham Hill and Strangeways and Waterloo Road and Elizabeth Street and approx. 1 mile to the north of Manchester city centre.

It is well positioned and accessible to the main A56 Bury New Road and for access to the city centre and regional infrastructure.

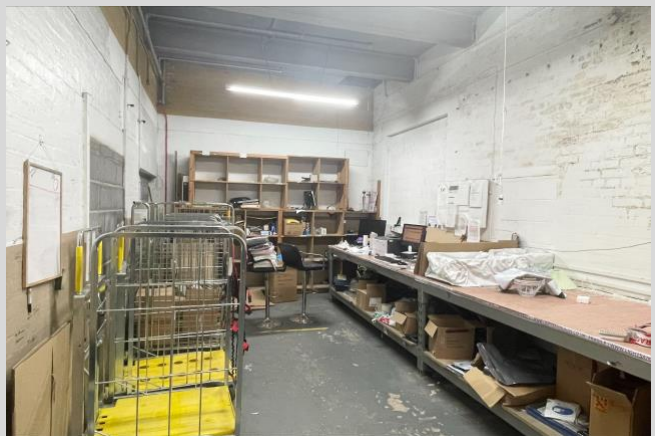


SUMMARY:

- Secure and well located.
- Good off street loading facilities.
- Adjacent office space can be offered.



PHOTOS





FLOOR AREA

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

MAIN WAREHOUSE	3,544 sq. ft	329 sq. m
SIDE WAREHOUSE	1,702 sq. ft	158 sq. m
REAR STORE	265 sq. ft	24 sq. m
TOTAL	5,511 sq. ft	511 sq. m

SERVICES

We understand that all mains' services are available.

The property has strip fluorescent lighting, gas fired hot air blower heating and is sprinklered.

TERMS

The property is available under the terms of a new Full Repairing and Insuring lease for a period to be agreed and at an initial rent of £30,000/annum, exclusive.

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. Further details on application.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending tenant.

VIEWING

By prior appointment with the Sole Agents:

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



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