



markwarburton

CHARTERED SURVEYORS

TO LET



**GOOD QUALITY SECURE LOCK UP STORAGE / WORKSPACE /
SHOWROOMS IN CENTRE OF MANCHESTERS' WHOLESALE / FASHION
DISTRICT**

8,00 – 3,200 sq. ft (74-297 sq. m)

UNIT UF-6, 9 BRADSTONE ROAD, CHEETHAM HILL, MANCHESTER, M8 8WA

PROPERTY DESCRIPTION

9 Bradstone Road is a detached effectively two storey 1970s built warehouse facility with a secure front-loading yard and car park.

The property is of steel portal frame construction with full height brick external elevations with blockwork inner leaf, a solid concrete floor to ground level and a pitched and lined roof incorporating translucent panels. The property has a full high grade mezzanine installation which effectively makes the property a two-storey facility and it has been in long term use as a garment storage warehouse. In recent years our clients have subdivided the property to accommodate a number of separate storage, workrooms, studio and showroom areas and the property is now home to an eclectic mix of various users.

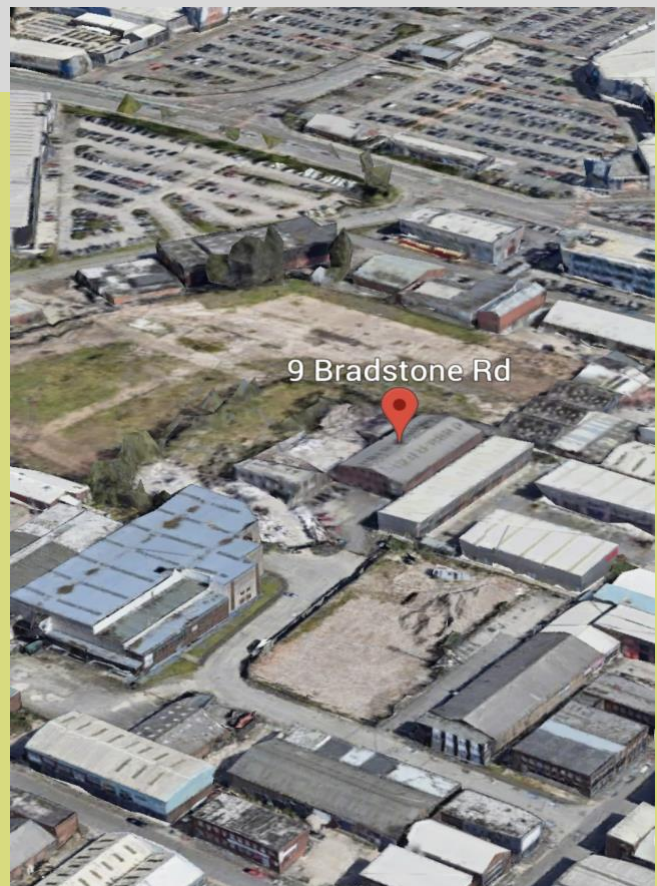
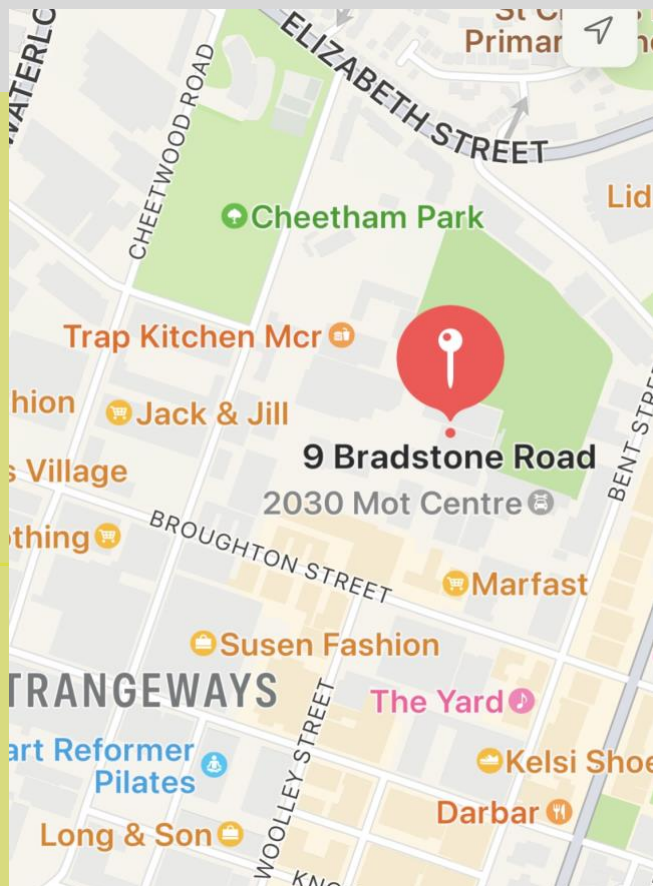
The property has a dedicated internal loading area leading from a front-loading yard and car park. This is secured off Bradstone Road with palisade fencing and large double gates.



PROPERTY LOCATION

The property is located at the head of Bradstone Road in the heart of the Cheetham Hill wholesale district. It is centrally positioned and fronts directly onto Bradstone Road less than 100m from its junction with Broughton 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/fashion/cash and carry trade. 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.



FLOOR AREAS

The available floorspace extends to a gross internal floor area of 3,600 sq. ft

There are four units of 800 sq. ft each and lettings can be affected on the total available floorspace or on a subdivision basis



SERVICES

The property has gas, electricity, water, and mains drainage connections.

ENERGY PERFORMANCE

Certificate available on request.

RATES

Details on application.



LEASE TERMS & RENT

The property is available on very flexible 'easy in easy out' lease terms with full 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

SUMMARY:

- Centrally located just off the hugely popular Broughton Street
- Secure front-loading yard and car parking leading off Bradstone Road
- Good quality open plan floorspace at first floor level
- To Let in whole or subdivided – flexible 'easy in easy out' lease terms



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