



markwarburton  
CHARTERED SURVEYORS


ID 100-080

## TO LET

PROMINENT WELL POSITIONED WAREHOUSE STORAGE SPACE CLOSE TO CITY CENTRE

SUIT ALTERNATIVE USES (subject to consents)

**3,572 - 8,109 SQ. FT / 332 - 753 SQ. M**

 39 DERBY STREET, CHEETHAM HILL,  
MANCHESTER, M8 8HW

## PROPERTY LOCATION

The property occupies an excellent prominent position close to Manchester city centre within the main wholesale, fashion and cash and carry and Strangeways trading districts.

In recent years the area has become more and more popular with the wider business community with incoming café, restaurant, professional (solicitors, accountants, medical practitioners) and service industry operators moving in amongst the established wholesale trades.

Being at the junction of the popular Derby Street and Woolley Street the property sits very close to the main A665 Cheetham Hill Road which links directly into Manchester city centre via the AO Arena and Victoria Railway Station route. The property is a brisk walk of 10 minutes from Manchester city centre being less than 0.5 mile north of the city.



**A56 - BURY NEW ROAD**

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- Good position within the main wholesale fashion district
- Rare local storage opportunity
- Close to city centre, free local car parking and main transport links
- Alternative use potential (subject to consents)

Number 39 Derby Street is a substantial 4 storey commercial/wholesale property of brick construction under a dual pitched slate roof. The property has windows to both the Derby Street and Woolley Street elevations, and these afford the building a very high degree of natural lighting.

Loading facilities are provided from Derby Street and there is a dedicated personnel/customer entranceway on the Woolley Street elevation which affords access to each floor of the property

We are instructed in relation to the lower ground and first floors at the property which provide good, open plan and secure storage accommodation served with goods lift. The accommodation which can be easily sub divided to suit requirements and the general floor to ceiling height is 11ft.

An internal viewing of the property is thoroughly recommended.

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## SERVICES

We understand that mains electricity, gas, water, and drainage connections are available at the property.

## RATES

**Lower Ground Floor**  
Rateable Value £8,200

**First Floor**  
Rateable Value £14,000

Further details on application.

## LEASE TERMS

The property is available To Let on the basis of a new lease/s for a term to be agreed the lease to be drafted on an effective full repairing and insuring basis.

Full rent details on application.

## ENERGY PERFORMANCE

Certificate available on request.

## FLOOR AREA

The available floor space extends a gross internal floor area of some 8,109 sq ft in total made up as follows:

Lower Ground Floor	3,572 sq. ft	312 sq. m
First Floor	4,537 sq. ft	422 sq. m
<b>TOTAL</b>	<b>8,109 sq. ft</b>	<b>753 sq. m</b>

### VIEWING:

By prior appointment with the Sole Agents:

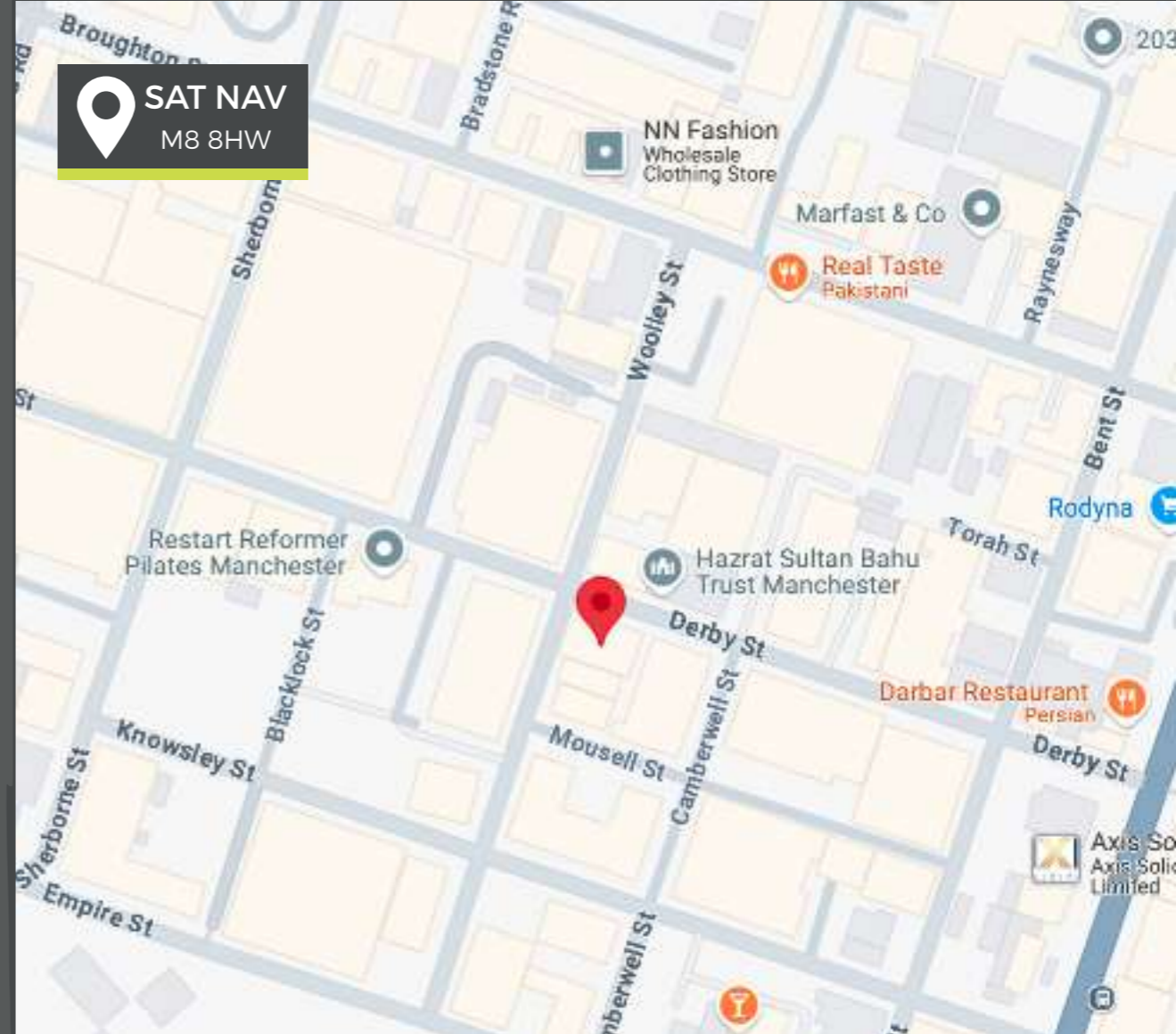
Mark Warburton Chartered Surveyors

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## 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.



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.
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