




**markwarburton**  
CHARTERED SURVEYORS

ID 100-103

# FOR SALE

SUBSTANTIAL MODERN SINGLE STOREY  
WAREHOUSE UNIT

**17,820 SQ. FT / 1,655 SQ. M**

 BAY 1, 120 BROUGHTON STREET,  
MANCHESTER, M8 8AN



An aerial photograph of the Cheetham Hill wholesale district in Manchester. The map shows a grid of streets including Broughton Street, Cheetwood Road, Allison St, and Sherborne St. A large white rectangular area is highlighted with a yellow border and a red pin, indicating the property location at BAY 1, 120 BROUGHTON ST. Various businesses are labeled on the map, such as JTS Auto Services, RCCG Precious People Parish, Glossy Mkr, CQ Med Spa, HATS WORLD, Pak Water Dried Fruit Shop, and MIA Fashions Wholesale. A yellow callout box points to the property location, and other yellow callout boxes label the surrounding streets: WATERLOO ROAD, CHEETWOOD ROAD, and BROUGHTON STREET. A large stylized 'M' logo is visible in the bottom right corner.

An aerial photograph of the Cheetham Hill wholesale district in Manchester. The map shows a network of streets including Broughton Street, Cheetwood Road, Allison St, and B6180. A large, light-colored industrial building is highlighted with a yellow rectangle and a red pin, with a callout box indicating 'BAY 1, 120 BROUGHTON ST'. Other callout boxes identify 'WATERLOO ROAD' and 'BROUGHTON STREET'. Various businesses are labeled on the map, such as JTS Auto Services, RCCG Precious People Parish, Glossy Mkr, CQ Med Spa, HATS WORLD, Pak Water Dried Fruit Shop, and MIA Fashions Wholesale. A large 'M' logo is visible in the bottom right corner.

## PROPERTY LOCATION

The property is located in the heart of the Cheetham Hill wholesale district. It is centrally positioned and fronts directly onto the well-established and hugely popular Broughton Street close to its junction with the B6180 Waterloo Road.

The property enjoys arguably one of the best positions on Broughton Street between Waterloo Road and the main A665 Cheetham Hill Road which links directly into Manchester city centre towards Victoria Station less than 1 mile distance.

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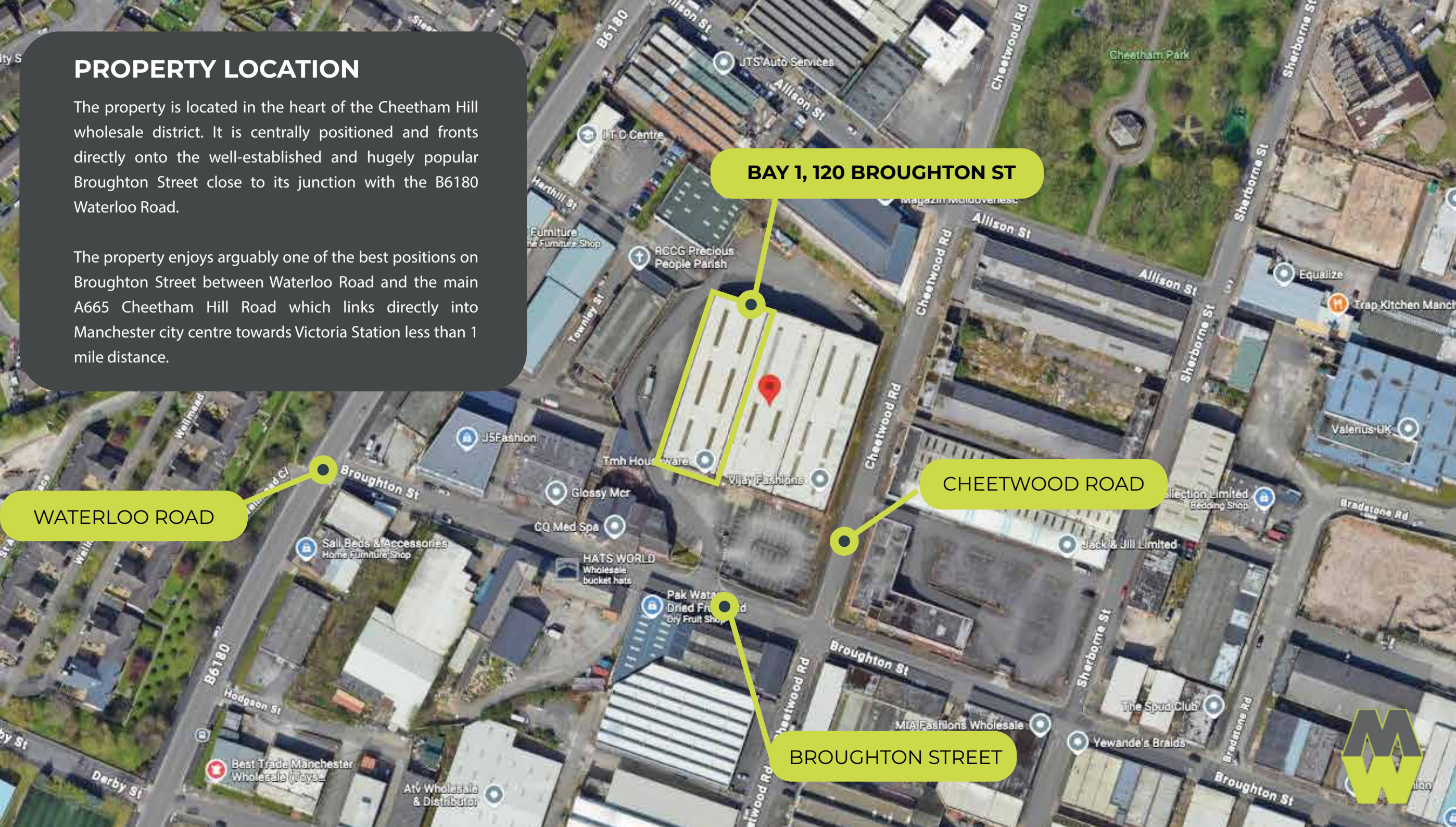
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- Rare purchase opportunity
- 21 ft eaves height
- Rear loading yard
- 1 mile north of Manchester city centre

Bay 1 is a substantial modern single storey warehouse unit of steel portal frame construction with a pitched and lined roof incorporating translucent roof panels, full height brick external elevation walls with block inner leaf and a solid concrete floor throughout.



Forming part of a larger building Bay 1 provides open plan lofty warehouse space with customer/personnel access at the front and a loading bay area at the rear served with two roller shutter doors (3.35m high by 2.26m wide) from a large, dedicated loading yard which can accommodate articulated vehicles.

The property has kitchen and wc facilities and a range of offices to first floor level at the front.

Externally the property sits in a large secure and gated estate and the site provides a substantial number of car parking spaces.

An inspection is thoroughly recommended.









# SERVICES

We understand that all mains services are available; gas, water, and electricity, all separately metered.

Lighting is provided by LED downlight units and the property is also serviced with a sprinkler system.

Heating is provided by gas fired hot air blowers in the warehouse and a gas fired central heating system with radiators in the office areas.

# RATES

Rateable Value £71,000

# PRICE

£2.85m, subject to contract

# ENERGY PERFORMANCE

Certificate available on request.

# ANTI MONEY LAUNDERING

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

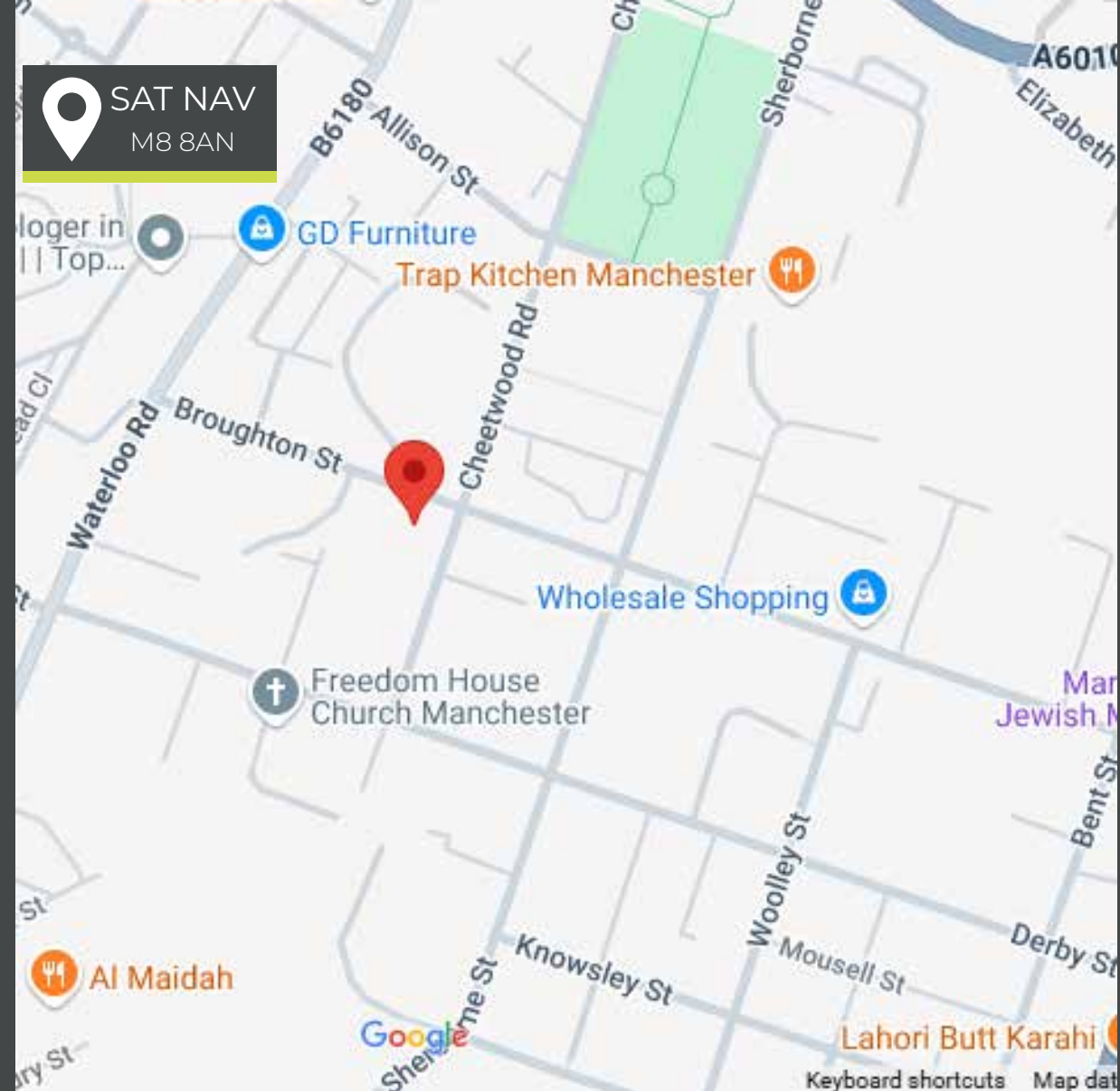
# FLOOR AREA

The property extends to a gross internal floor area of 17,820 sq. ft made up as follows:

Warehouse	13,918 sq. ft/ 1,293 sq. m
Loading Bay	1,454 sq. ft/ 135 sq. m
First floor offices	2,448sq. ft/ 227 sq. m
TOTAL	17,820 sq. ft/ 1,655 sq. m

**VIEWING:**  
By prior appointment with the Sole Agents  
Mark Warburton Chartered Surveyors

mark@mwproperty.co.uk  
07769 970 244



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