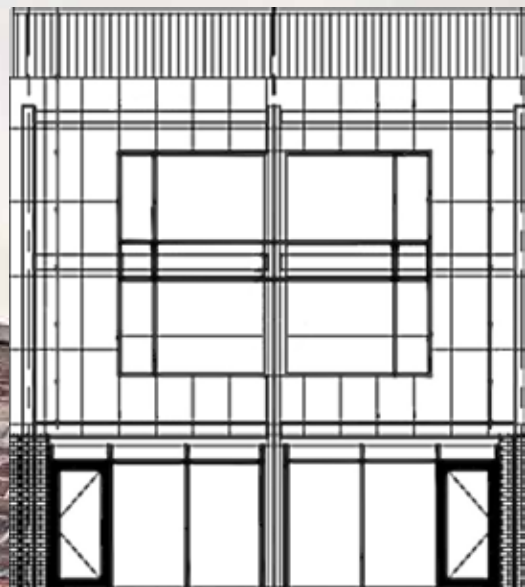




mark**warburton**
CHARTERED SURVEYORS

ID 100-115

TO LET

NEWLY CONSTRUCTED THREE STOREY WHOLESALE
SHOWROOM

5,646 SQ. FT / 525 SQ. M

 33 BENT STREET, CHEETHAM HILL,
MANCHESTER, M8 8NW

PROPERTY LOCATION

Fronting Bent Street close to the junction with Broughton Street and just off the main A665 Cheetham Hill Road.

Well located in Manchester's main wholesale district.





- Brand new property, never occupied
- Good position close to Broughton Street
- Excellent opportunity



A newly constructed and detached three storey wholesale showroom building of brick construction with solid concrete floors and pitched roof.

Each floor is principally open plan in layout with upvc double glazing to the front and rear elevations on each floor. The ground floor has a full width and glazed display frontage.

Further details on specification available of application.

An inspection is recommended.





SERVICES

We understand that mains electricity, water, and drainage connections are available.

RATES

To be assessed for rates on completion.

TERMS & RENT

Available on a new full repairing and insuring lease at an initial rent of £65,000/annum.

ENERGY PERFORMANCE

Available on completion.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations prospective tenants will be required to provide source of funding and identification documents.

FLOOR AREA

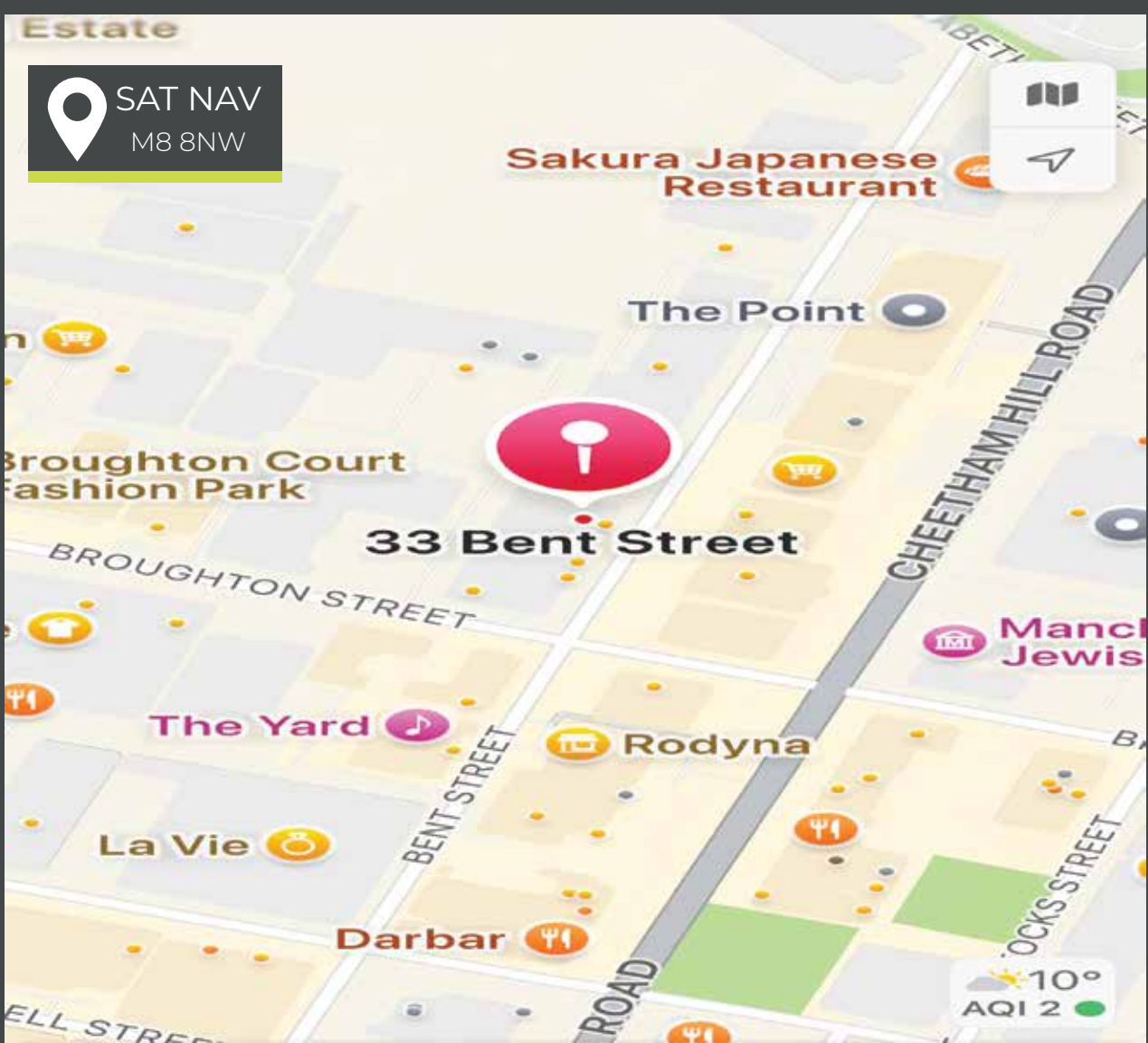
The property extends to a gross internal floor area of 5,646 sq. ft made up as follows:

Ground Floor	1,882 sq. ft	175 sq. m
First Floor	1,882 sq. ft	175 sq. m
Second Floor	1,882 sq. ft	175 sq. m
TOTAL	5,646 sq. ft	525 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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