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CHARTERED SURVEYORS

ID 100-127

## TO LET

SINGLE STOREY WAREHOUSE WITH CAR PARK

**5,808 SQ. FT / 540 SQ. M**

 ELIZABETH STREET, CHEETHAM HILL,  
MANCHESTER, M8 8BB

## PROPERTY LOCATION

Occupying an excellent position on Elizabeth Street close to the A665 Cheetham Hill Road on the fringe of Manchester city centre.

Adjacent to the new Trade City Manchester and close to the Manchester Fort retail development. Nearby occupiers include Howdens, Lidl, B&M, Curry's, Evans Cycles and Pure Gym.



QUEENS ROAD

CHEETHAM HILL ROAD

ELIZABETH STREET

ELIZABETH STREET



Manchester Fort



- Excellent position close to Manchester city centre
- Road fronted visible off the A665 Cheetham Hill Road
- Large private car parking and loading
- Alternative use potential (subject to consents)



An open plan single storey warehouse with brick elevations, steel beam and lined roof, solid concrete floor and an eaves height of approx. 13 feet.

There a front loading shutter door (approx. 8ft high by 6ft wide) directly into the warehouse, separate customer access and wc facilities.

The property has its own private car park and loading area at the front accessed off Elizabeth Street.







## SERVICES

Mains electricity, gas, water, and drainage connections are available.

Heating is via wall mounted gas fired hot air blowers and lighting by strip fluorescent tubes.

## RATES

Details on request.

## LEASE TERMS

Available on a new full repairing and insuring lease for a term to be agreed.

Rent £48,200/annum

## 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 potential tenant.

## FLOOR AREA

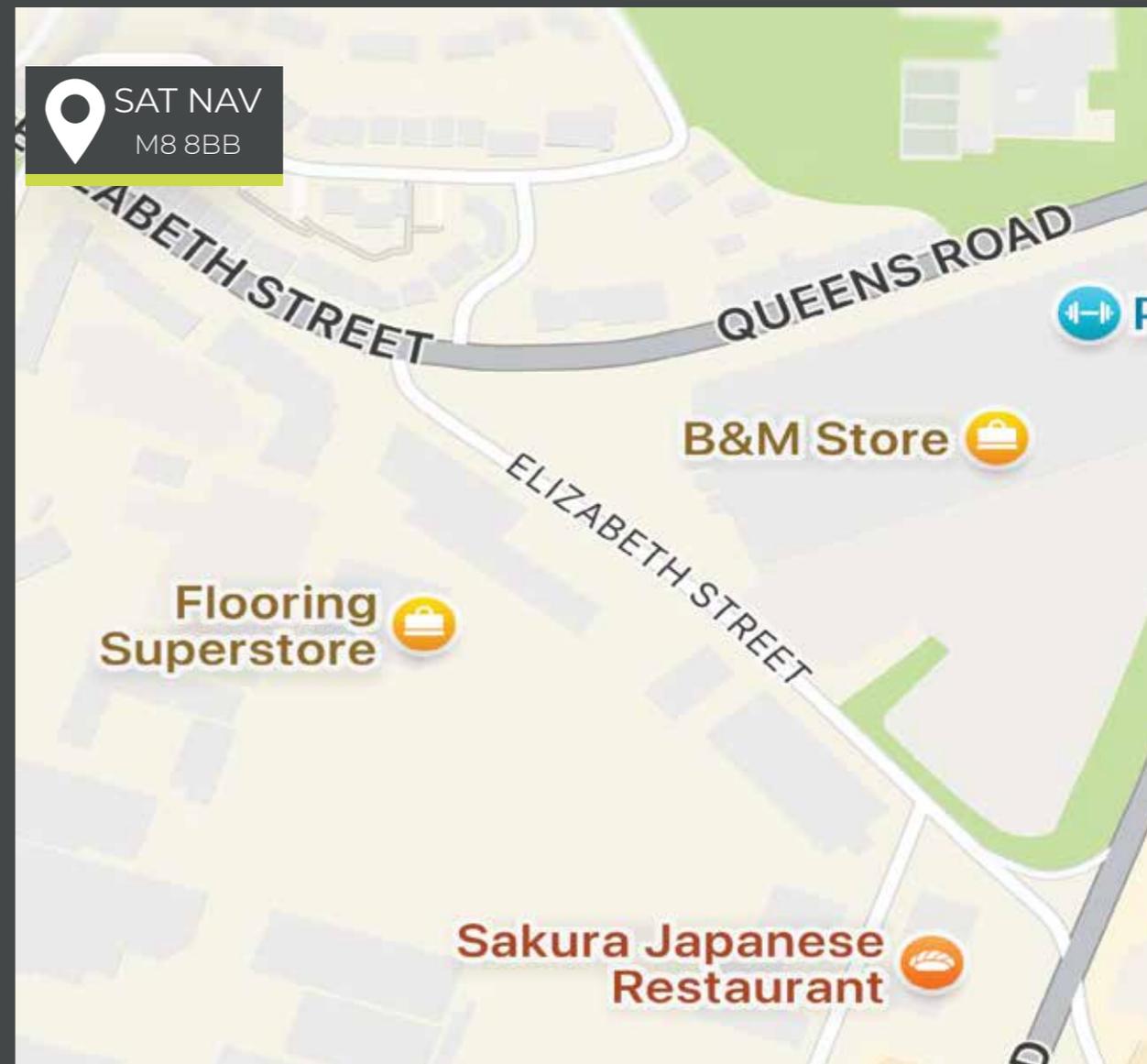
The property extends to a gross internal floor area of **5,808 sq. ft.**

### VIEWING:

By prior appointment

Mark Warburton  
Chartered Surveyors

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