




mark**warburton**
CHARTERED SURVEYORS

ID 100-132

TO LET

PROMINENT COMMERCIAL SHOWROOM & OFFICES
WITH PARKING

2,957 SQ. FT / 275 SQ. M

 25-31 CHEETHAM HILL ROAD, MANCHESTER,
M4 4FY

PROPERTY LOCATION

Fronting the A665 Cheetham Road close to the junction with Trinity Way on the fringe of Manchester city centre.



Topps Tiles Cheetham Hill - Clearance Outlet
Over 60 Years Experience

25-31 CHEETHAM HILL ROAD



YourParkingSpace
View offer - Up to 65% off Commercial ...

DUTTON STREET

CHEETHAM HILL ROAD

TRINITY WAY



Radisson Hotel Manchester City Centre, ...
So easy, so much more

Tin Soldiers

Manchester Victoria East Junction





- Excellent frontage to A665
- Private on site car parking
- Fringe of Manchester city centre



A high quality single storey commercial showroom and office property with private car parking.

The building is of brick construction and provides a very good mix of showrooms and offices with a front facing reception and staff kitchen and welfare facilities. The property is very well specified with a quality fit out.

There is private on site car parking.







SERVICES

All mains services are available.

LEASE TERMS

Available on a new lease outside the Landlord and Tenant Act for a term to be agreed.

Rent £50,000/annum, exclusive

RATES

Details on request.

ENERGY PERFORMANCE

Certificate available on request.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification and source of funds.

FLOOR AREA

The property extends to a gross internal floor area of 2,957 sq. ft made up as follows:

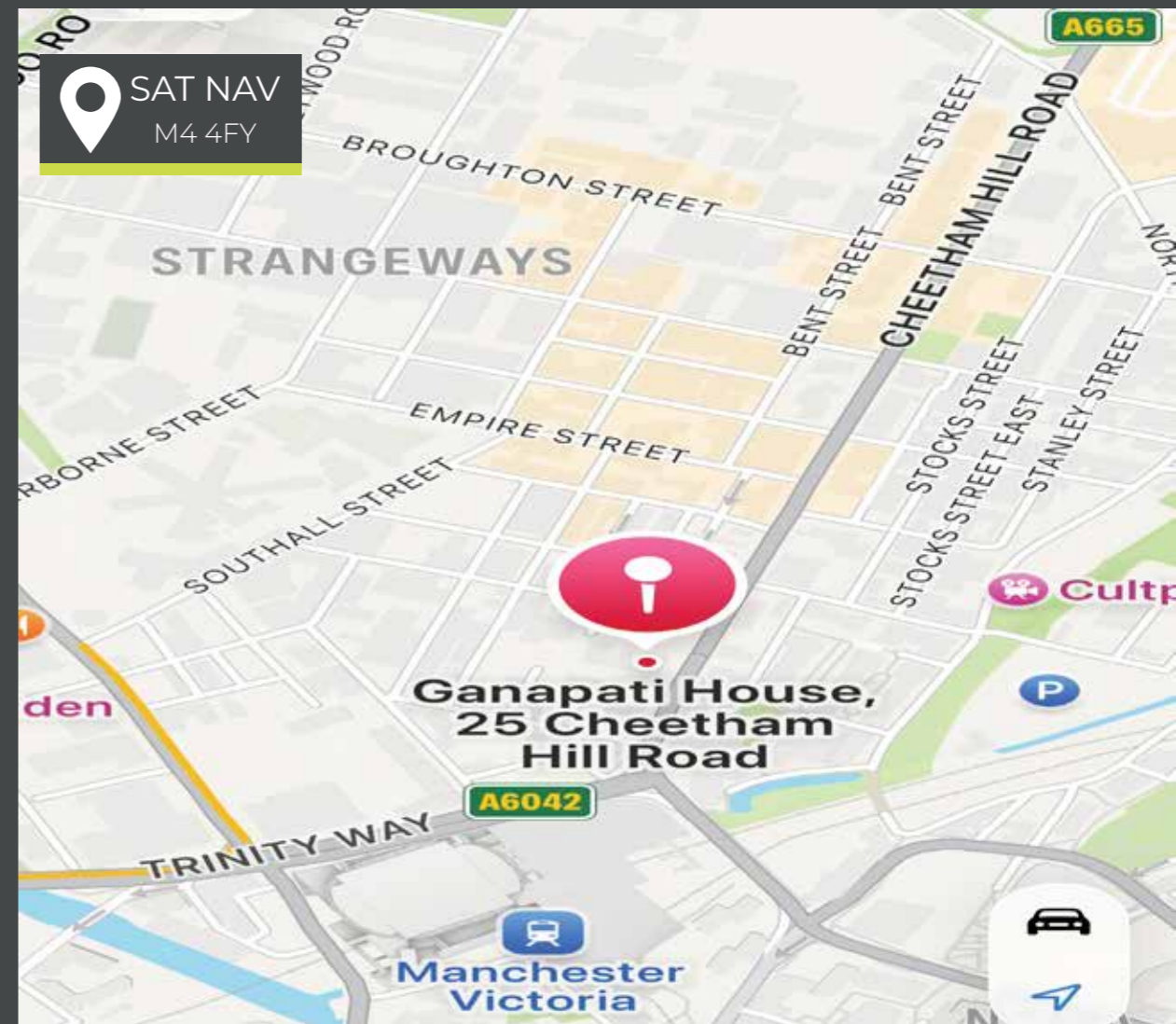
Rightside	2,327 sq. ft	217 sq. m
Leftside	630 sq. ft	58 sq. m
TOTAL	2,957 sq. ft	275 sq. m

VIEWING:

By prior appointment

Mark Warburton
Chartered Surveyors

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