



markwarburton
CHARTERED SURVEYORS

ID 100-156

TO LET

**WAREHOUSE/INDUSTRIAL UNIT
WITH OFFICES AND SHOWROOM
3,951 SQ. FT / 366 SQ. M**



63 RED BANK, CHEETHAM HILL,
MANCHESTER, M8 8RD

PROPERTY LOCATION

Fronting Red Bank between Derby Street and Knowsley Street in a well-established mixed commercial, fashion/wholesale retail, and light industrial area.





- Rear loading yard plus car parking
- Well located close to the A665 Cheetham Hill Road
- Close to the Green Quarter, The Fort Retail Park and Manchester city centre
- Suit various business uses (subject to necessary consent)

Detached single storey 1970s built warehouse/industrial with two storey show-room and office element at the front and a dedicated loading yard/car park at the rear.

Open plan warehouse/industrial space with 3.2m eaves height and 5m apex height and good level of natural light.

Further particulars on application.





SERVICES

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

RATES

Rateable Value £19,500

LEASE TERMS

New lease available at £50,000/annum

Further details on application.

ANTI MONEY LAUNDERING

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

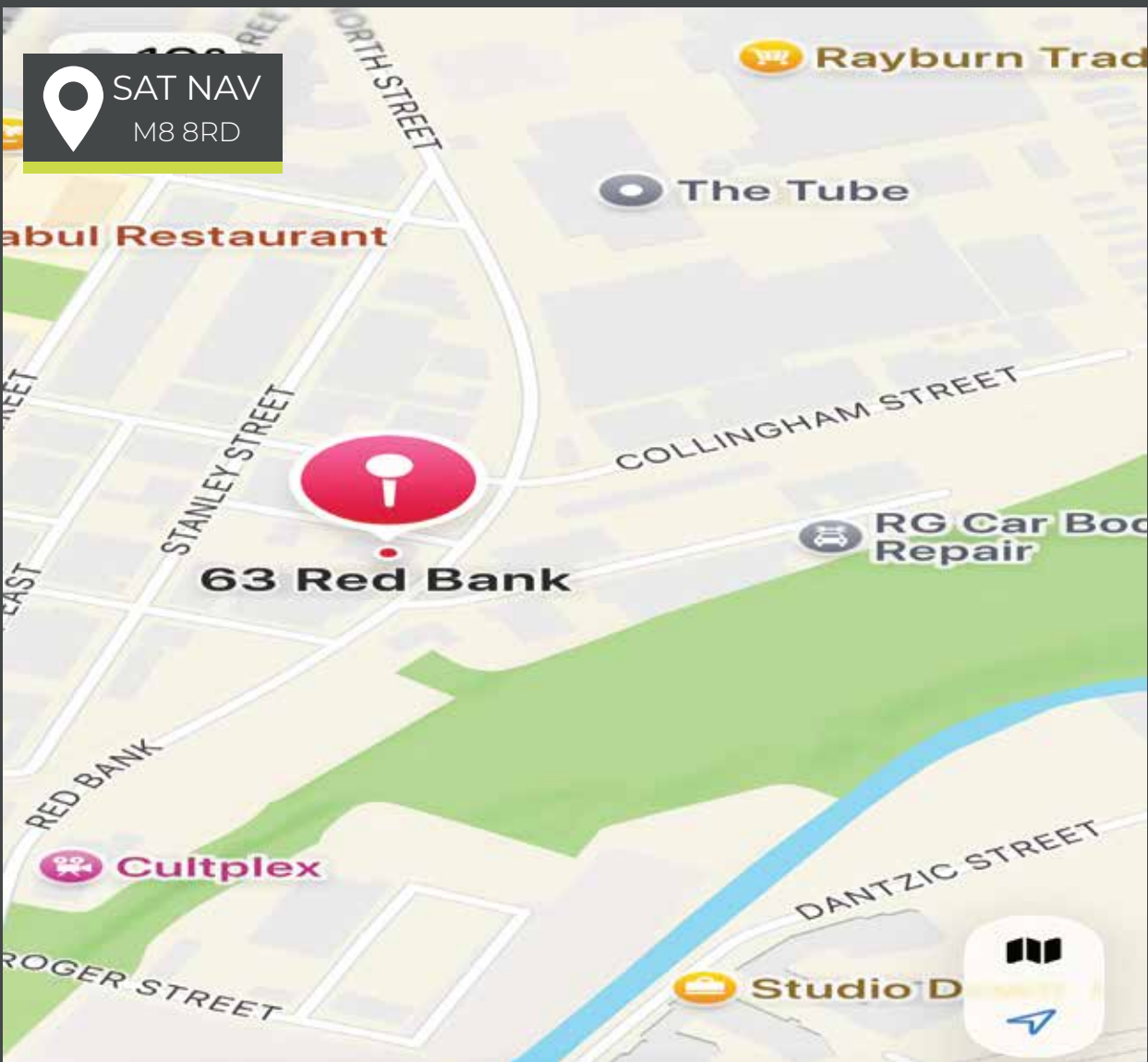
FLOOR AREA

The property extends to a gross internal floor area of 3,951 sq. ft made up as follows:

Warehouse/ Industrial	2,563 sq. ft	238 sq. m
Ground floor offices	694 sq. ft	64 sq. m
First Floor Offices etc	694 sq. ft	64 sq. m
TOTAL	3,951 sq. ft	366 sq. m

VIEWING:
By prior appointment

Mark Warburton
Chartered Surveyors
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