



**markwarburton**  
CHARTERED SURVEYORS

ID 100-093

## TO LET

WELL LOCATED GROUND FLOOR LOCK UP COMMERCIAL/ WHOLESALE WAREHOUSE/SHOWROOM UNIT CLOSE TO CITY CENTRE. SUIT ALTERNATIVE USES (subject to consents).

**3,122 SQ. FT / 290 SQ. M**

 9 KNOWSLEY STREET, CHEETHAM HILL,  
MANCHESTER, M8 8QN

## PROPERTY LOCATION

The property occupies a good position close to Manchester city centre within the main wholesale, fashion and cash and carry district and the Strangeways trading district and close to the Green Quarter and the AO Arena.

In recent years the area has become more and more popular with the wider business community with incoming café, restaurant, professional (solicitors, accountants, medical practitioners) and service industry operators moving in amongst others.

The property fronts directly onto Knowsley Street close to the junction with the A665 Cheetham Hill Road which links directly into Manchester city centre via the AO Arena and Victoria Railway Station route. It is a brisk walk of 10 minutes from Manchester city centre being less than 0.5 mile north of the city.



mark@mwproperty.co.uk  
07769 970 244





- Good position within the main wholesale fashion district
- Close to city centre, free local car parking and main transport links
- Alternative use potential (subject to consents)

The property is a ground floor lock up commercial/wholesale warehouse/showroom unit. It has a 5.98m (19ft 9ins) wide display frontage incorporating customer access and a floor to ceiling height of some 2.49m (8ft 2ins).

Internally the property is open plan in layout offering the opportunity for a tenant to fit out to their own specification. There is a kitchen and wc to the rear.

An inspection viewing of the property is recommended.



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## SERVICES

We understand that mains electricity and water are connected.

## RATES

Rateable Value £18,750

## LEASE TERMS

The property is available To Let on the basis of a new lease for a term to be agreed, the lease to be drafted on a full repairing and insuring basis and at an initial rent of £22,000/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 intending tenant.

## FLOOR AREA

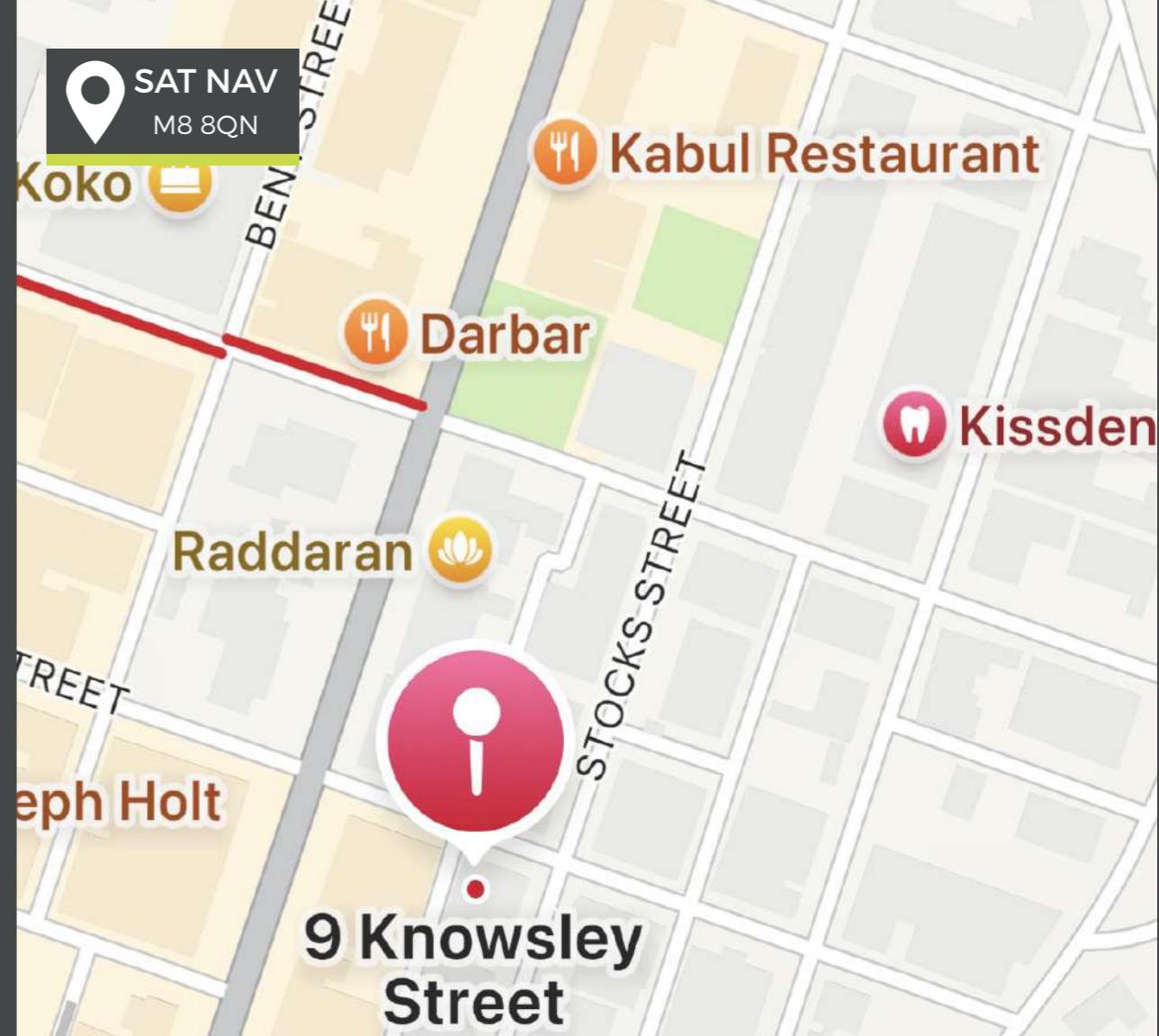
The property extends to a gross internal floor area of 3,122 sq. ft made up as follows:

Main Warehouse	3,008 sq. ft	280 sq. m
Kitchen / WC	104 sq. ft	10 sq. m
<b>TOTAL</b>	<b>3,122 sq. ft</b>	<b>290 sq. m</b>

### VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors  
T: 07769 970 244  
E: [mark@mwproperty.co.uk](mailto:mark@mwproperty.co.uk)



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