



**markwarburton**  
CHARTERED SURVEYORS

ID 100-108

## TO LET

WELL LOCATED BRAND NEW THREE STOREY  
WHOLESALE SHOWROOM UNIT WITH PRIVATE CAR  
PARK AND COVERED OUTSIDE STORAGE

**4,200 SQ. FT / 390 SQ. M**

 128 BROUGHTON STREET, CHEETHAM HILL,  
MANCHESTER, M8 8AN

## PROPERTY LOCATION

Along Broughton Street close to the junction with Waterloo Road and both the A665 Cheetham Hill Road and A56 Bury New Road.

Well located in Manchester's main wholesale district.





- Central position on the sought after Broughton Street
- Own dedicated car park
- Excellent opportunity

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

Each floor is principally open plan in layout with upvc double glazing to the front elevation on each floor. The ground floor has a double sized and glazed customer entrance with security roller shutter door and a small wc cubicle and sink at the rear.

Externally the property has its own dedicated fully surfaced car park leading directly off Broughton Street where there are double security gates.

Within the car park is a covered canopy providing outside storage space.

An inspection is recommended.





## SERVICES

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

## RATES

Details on application.

## TERMS & RENT

Available on a new full repairing and insuring lease at an initial rent of £38,000/annum.

## ENERGY PERFORMANCE

Certificate available on request.

## ANTI MONEY LAUNDERING

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

## FLOOR AREA

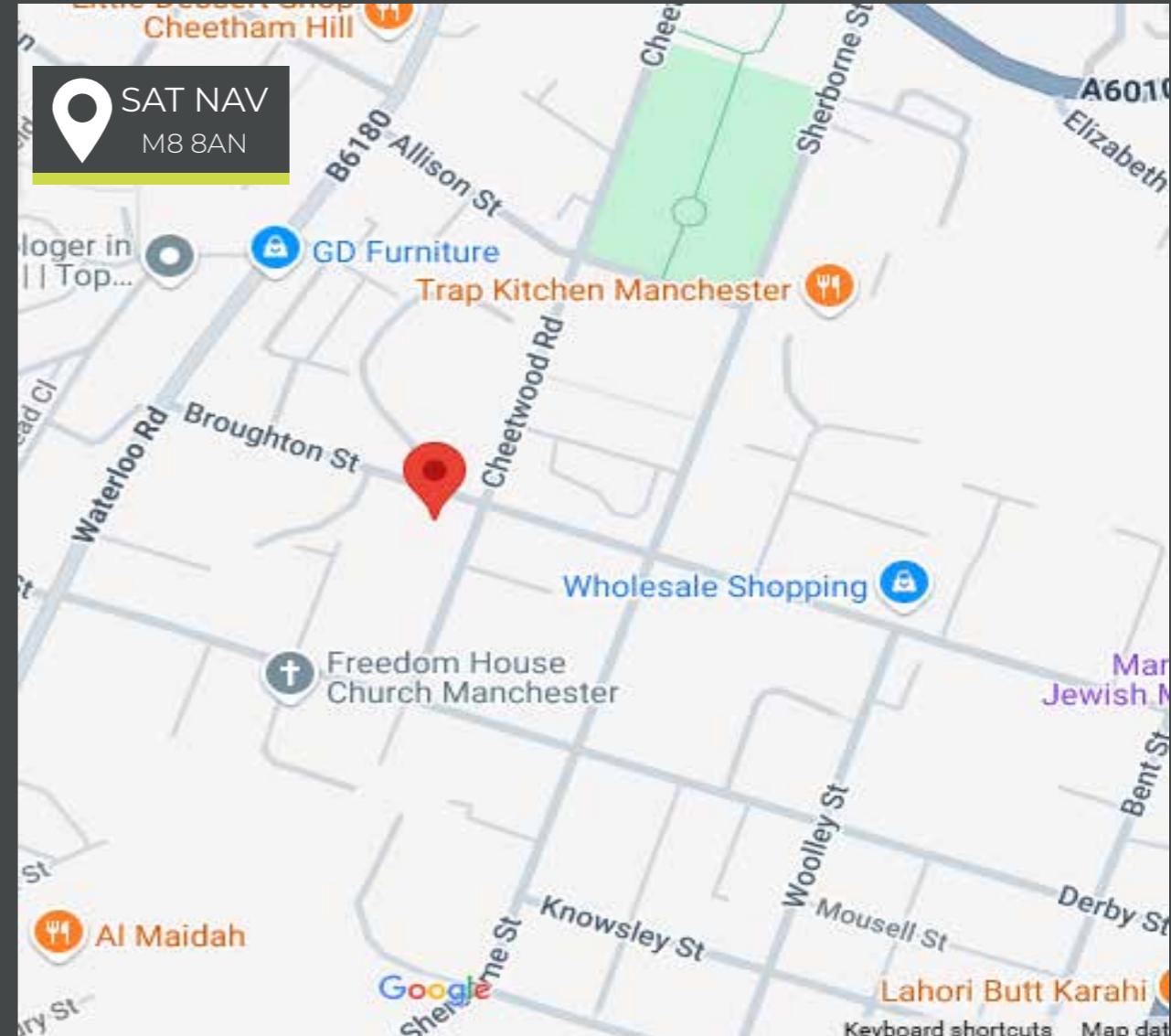
The property extends to a gross internal floor area of 4,200 sq. ft made up as follows:

Ground Floor	1,400 sq. ft	130 sq. m
First Floor	1,400 sq. ft	130 sq. m
Second Floor	1,400 sq. ft	130 sq. m
<b>TOTAL</b>	<b>4,200 sq. ft</b>	<b>390 sq. m</b>

### VIEWING:

By prior appointment with the Sole Agents  
Mark Warburton Chartered Surveyors

mark@mwp property.co.uk  
07769 970 244



Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.