




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.



CHEETWOOD ROAD

128 BROUGHTON ST.

BROUGHTON STREET

CHEETHAM HILL ROAD





- 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

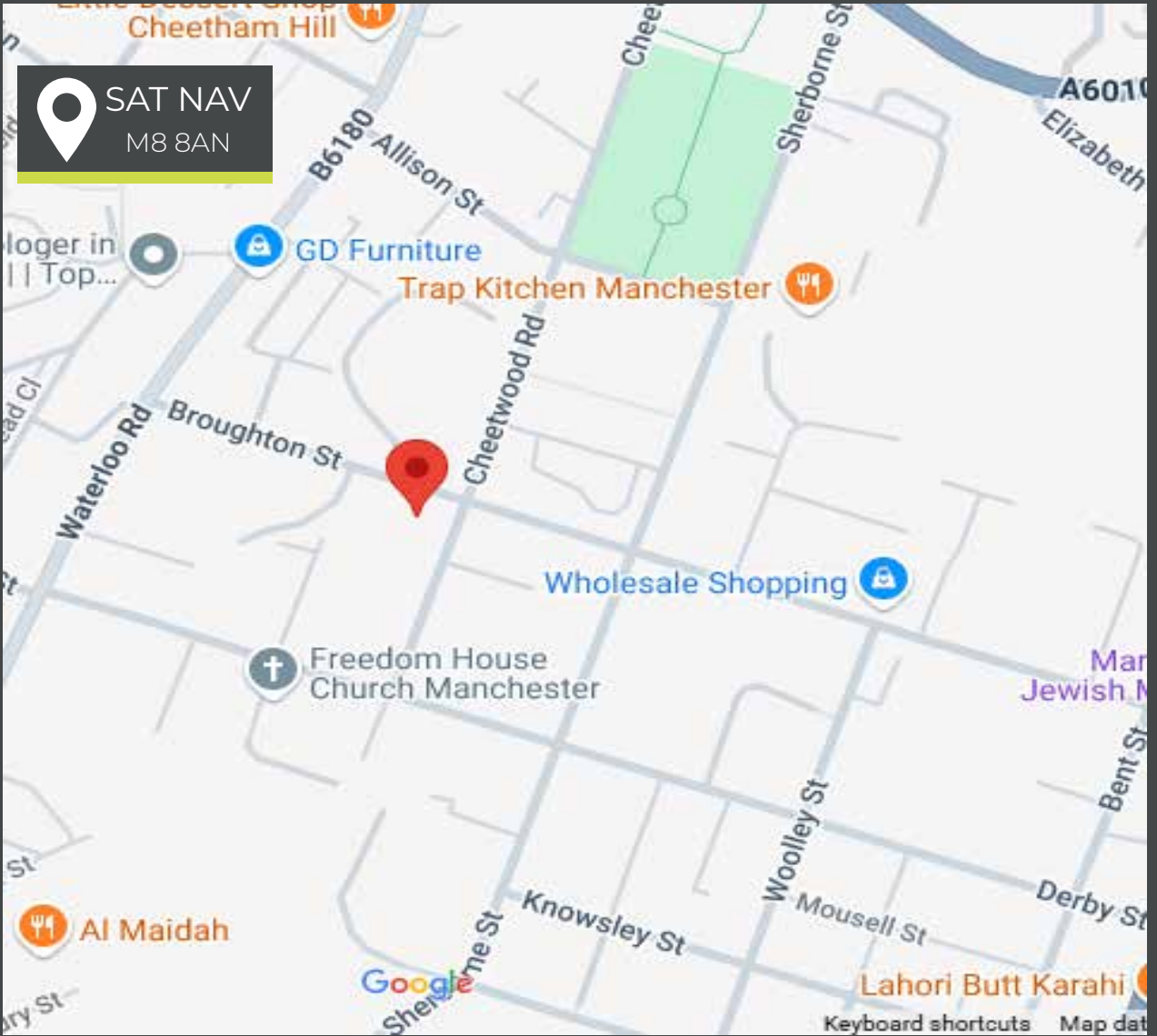
The property extends to a gross internal floor area of 4,200 sq. ft made up as follows:

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
TOTAL	4,200 sq. ft	390 sq. m

VIEWING:  
By prior appointment with the Sole Agents  
Mark Warburton Chartered Surveyors

mark@mwproperty.co.uk  
07769 970 244





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