



markwarburton


CHARTERED SURVEYORS

ID 100-114

FOR SALE

SUBSTANTIAL MODERN SINGLE STOREY
WAREHOUSE UNIT

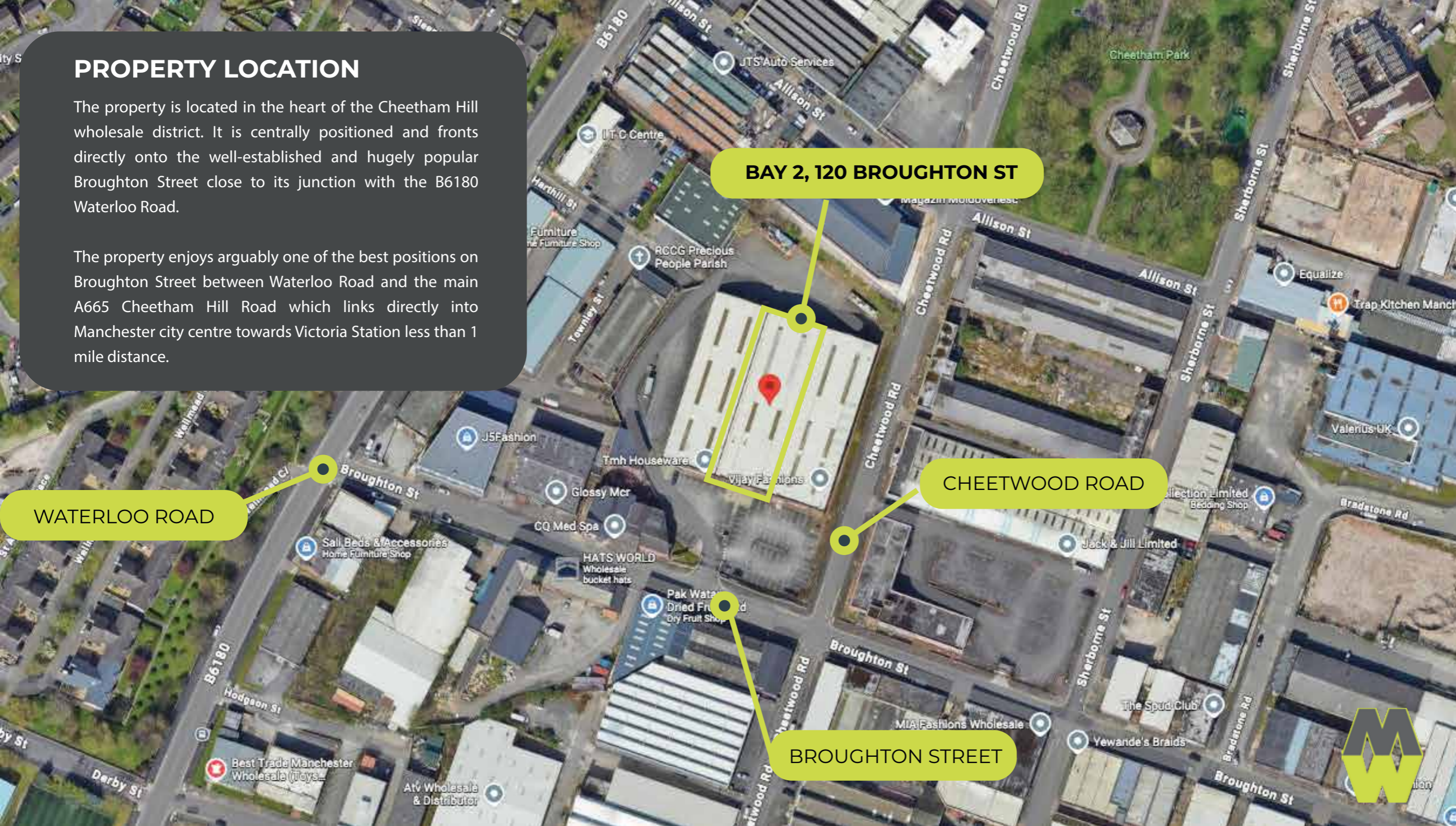
11,983 SQ. FT / 1,113 SQ. M

 PART BAY 2, 120 BROUGHTON STREET,
MANCHESTER, M8 8AN

PROPERTY LOCATION

The property is located in the heart of the Cheetham Hill wholesale district. It is centrally positioned and fronts directly onto the well-established and hugely popular Broughton Street close to its junction with the B6180 Waterloo Road.

The property enjoys arguably one of the best positions on Broughton Street between Waterloo Road and the main A665 Cheetham Hill Road which links directly into Manchester city centre towards Victoria Station less than 1 mile distance.



BAY 2, 120 BROUGHTON ST

CHEETWOOD ROAD

BROUGHTON STREET





- Rare purchase opportunity
- 21 ft eaves height
- Rear loading yard
- 1 mile north of Manchester city centre

Comprising part of a larger building the property is a substantial modern single storey warehouse unit of steel portal frame construction with a pitched and lined roof incorporating translucent roof panels, full height brick external elevation walls with block inner leaf and a solid concrete floor throughout.



The unit provides open plan lofty warehouse space with customer/personnel access at the front and a loading bay area at the rear served with a roller shutter door (3.35m high by 2.26m wide) from a large, dedicated loading yard which can accommodate articulated vehicles.

The property is to be subdivided to provide a self-contained building with warehouse space, mezzanine storage, kitchen and wc facilities and a range of offices to first floor level at the front.

Externally the property sits in a large secure and gated estate and the site provides substantial car parking space.

An inspection is thoroughly recommended.





SERVICES

We understand that all mains services are available.

Lighting is provided by LED downlight units and the property is also serviced with a sprinkler system.

Heating is provided by gas fired hot air blowers in the warehouse and a gas fired central heating system with radiators in the office areas.

RATES

Details available on request.

PRICE

Price on application.

ENERGY PERFORMANCE

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 purchaser.

FLOOR AREA

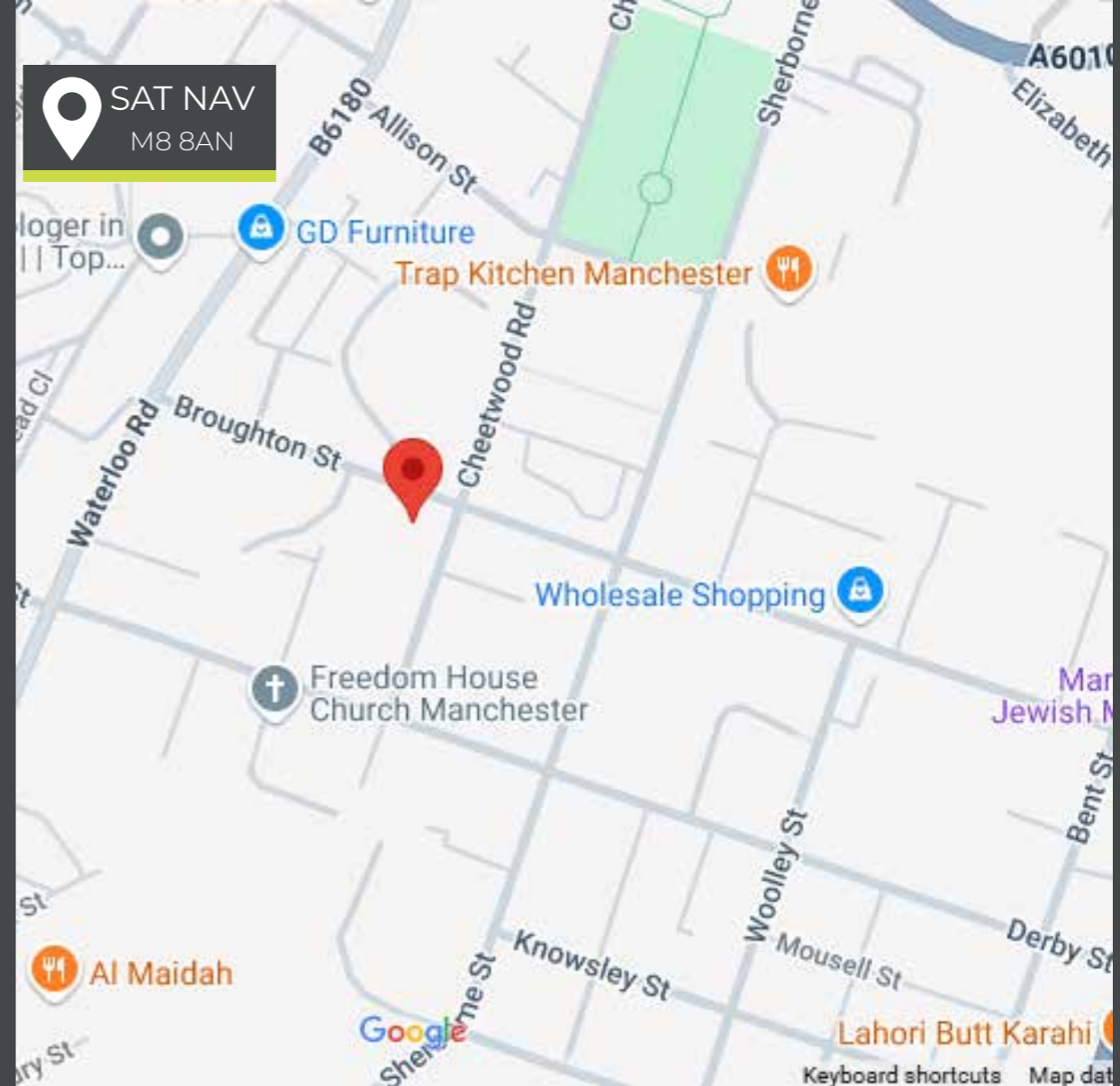
The property extends to a gross internal floor area of 11,983 sq. ft made up as follows:

Footprint	7,810 sq. ft/ 726 sq. m
First floor offices	1,136 sq. ft/ 106 sq. m
Mezzanine	3,036 sq. ft/ 282 sq. m
TOTAL	11,983 sq. ft/ 1,113 sq. m

VIEWING:

By prior appointment with the Sole Agents
Mark Warburton Chartered Surveyors

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07769 970 244



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