



TO LET / MIGHT SELL

markwarburton

CHARTERED SURVEYORS



SELF CONTAINED BUILDING, HIGHLY PROMINENT POSITION, CITY CENTRE LOCATION, IDEAL FOR AN ARRAY OF BUSINESS OPPORTUNITIES.

23,483 sq. ft. (2,367 sq. m)
0.6 acre site, or thereabouts

98 Cheetham Hill Road, Manchester

PROPERTY DESCRIPTION

98 Cheetham Hill Road provides a single storey retail warehouse building of brick construction and pitched roof. The property is set out to provide a two-storey showroom and offices facing onto Cheetham Hill Road, linking into a former warehouse with mezzanine to the rear.

To the rear of the property is a split-level car park providing 32 dedicated car parking spaces.

PROPERTY LOCATION

The property is situated in a highly prominent position on the corner of Cheetham Hill Road (A665) and Lord Street in Manchester City Centre, with immediate access to the inner-city Ring Road. Victoria Rail and Metrolink Interchange is 500 meters from the property, providing excellent public transport links within Greater Manchester and further afield to the region. The city center's extensive retail and leisure offerings are a short walk away.

In addition, both the Green Quarter, home to many of the city centre's professionals and the creative Northern Quarter district are within close proximity.



Significant investment and development works have and are being undertaken within the locality including the below:

- NOMA estate, home to Co-Op HQ, Amazon, Deloitte and WeWork
- Manchester College – a new Digital and Arts College
- Meadowside and Victoria North residential development

Cheetham Hill Road has been refurbished to provide offices, showrooms and storage space and is fitted out to a very high specification to include:

- Double height reception area
- Open plan creative studio
- Photography studio
- Glazed meeting rooms
- Large kitchen breakout area
- Developed to a high standard
- LED Lighting throughout
- Air conditioning
- External roller shutters
- Large car park



PROPERTY INFORMATION

SERVICES

The property has gas, electricity, water, and mains drainage connections. There are separate female and gent's toilet facilities. The property has LED Lighting throughout.

RATES

Information on request.

ENERGY PERFORMANCE

Certificate on request.

LEASE TERMS

The property is available under the terms of a new lease for a period to be agreed and at an initial rent of £250,000/annum exclusive.

SALE

Consideration will also be given to a sale of the building with further detail on application.

SITE

Extending to 0.6 acres, or there abouts, held for a term of 125 years effective 29 September 1979. Further details on application



FLOOR AREA

The property extends to a gross internal floor area as follows:

Ground Floor Warehouse	9,439 sq. ft	877 sq. m
Ground Floor Showroom	2,084 sq. ft	196 sq. m
First Floor Warehouse	8,322 sq. ft	773 sq. m
First Floor Offices	3,271 sq. ft	304 sq. m
Lower Ground Storage	2,367 sq. ft	220 sq. m
Total:	25,483sq. ft	2370 sq. m



[Click here to view the Matterport Virtual Tour](#)

SUMMARY

- Prominent position in Manchester City centre
- Fitted out to a high specification.
- Two storey showroom and offices
- 32 dedicated car parking spaces



VIEWING – BY APPOINTMENT ONLY WITH JOINT AGENTS:

Mark Warburton Chartered Surveyors

T: 0776 997 0244

E: mark@mwproperty.co.uk

Canning O'Neill

T: 0161 244 5500

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