



160-162 CHEETHAM HILL ROAD | CHEETHAM HILL | MANCHESTER
M8 8LQ



1,130 sq ft (105 sq m)



HIGH QUALITY SELF CONTAINED 2ND FLOOR STUDIO/
OFFICE PREMISES

- **PROMINENT MAIN ROAD POSITION**
- **PRIVATE ON SITE CAR PARKING**
- **QUALITY FIT OUT – 'GOOD TO GO'**

TO LET

DESCRIPTION

The accommodation is located at 2nd floor level in an attractive and highly prominent three storey commercial property of brick construction with a slate roof and with the available accommodation being located over on one self-contained floor with its own private access.

The accommodation has been well fitted out by our clients to provide a central open plan studio together with some private offices along the edges and a small kitchenette. The floorspace has excellent natural lighting from large windows to the front and rear elevations, a vaulted ceiling, laminated flooring and excellent standard of décor.

At the front the property has the benefit of a small car parking area where spaces can be included.

LOCATION

The property is very prominently located in the heart of Manchester's fashion/wholesale district fronting directly onto the main Cheetham Hill Road (A665) approximately 1 mile north of the city centre.

The area is popular with the fashion and wholesale/cash and carry industry and is currently in a period of reestablishment with the influx on new overseas businesses coming into the area together with professional type users such as medical practitioners, solicitors and accountants for example.

Refer to map

FLOOR AREAS

The net floor area extends to 1,130 sq ft

SERVICES

We understand that all mains services are available. The property is also fully alarmed.

ENERGY PERFORMANCE CERTIFICATE

Available on request

TERMS

The property is available under the terms of a new Full Repairing and Insuring lease for a period to be agreed and at an initial rental of £17,500/annum, exclusive.

Further details on application.

VIEWING

Please contact the Sole Agents; Houghton Warburton on 0161 839 0080.



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