



CHEETWOOD HOUSE | WATERLOO ROAD/ALLISON STREET |
CHEETHAM HILL | MANCHESTER



22,516 sq ft (2,092 sq m)



**SUBSTANTIAL PROMINENT
WHOLESALE/SHOWROOM
UNIT FRONTING BUSY MAIN ROAD**

TO LET

DESCRIPTION

The unit is located within the Cheetwood House complex of buildings owned and occupied by our clients Kipfold for many years.

It is located within its own dedicated car parking and loading yard at the junction of Waterloo Road and Allison Street. It comprises a substantial single storey warehouse building of brick construction with a solid concrete sub floor in the main boarded over and a multi pitched north light roof form. The warehouse has an eaves height of 12 feet. Loading is afforded at the main side of the unit through the yard area where there is a reverse in tailgate level arrangement.

Access into the loading yard is directly off Allison Street and located at the junction with Waterloo Road.



LOCATION

The property is located at the junction of Waterloo Road and Allison Street within Cheetham Hill in an area very popular with the wholesale/cash and carry sector.

The main A665 Cheetham Hill Road is less than 200 yards distant as is the A5 Bury New Road and the property is about 1 mile north of Manchester city centre.

Please refer to attached location map.

FLOOR AREA

The property extends in total to a gross internal floor area of 22,516 sq ft.

SERVICES

We understand that the property has all mains service connections including a 3 phase electricity supply, gas, water and drainage connections.

Heating is provided by gas fired hot air blowers and the unit is also fully alarmed and sprinklered.

RATES

Details on application.

LEASE

The property is available To Let on the basis of a new Full Repairing and Insuring lease for a term to be agreed.

Rental £70,000/annum

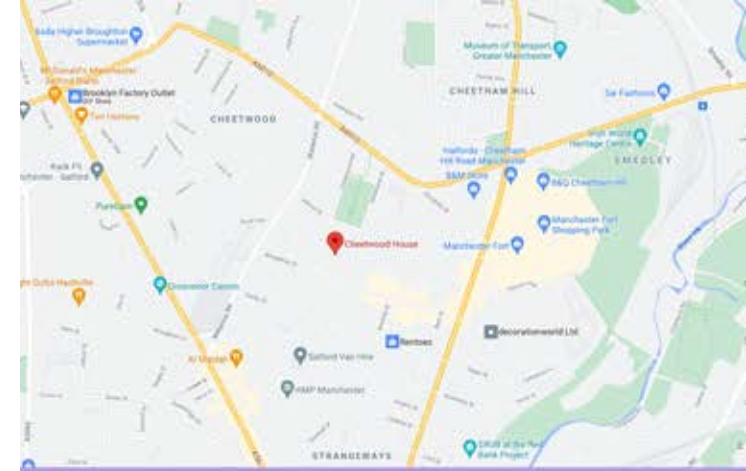
ENERGY PERFORMANCE CERTIFICATE

Available on request.

VIEWING

All enquiries to the Sole Agents:

Haughton Warburton 0161 839 0080



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