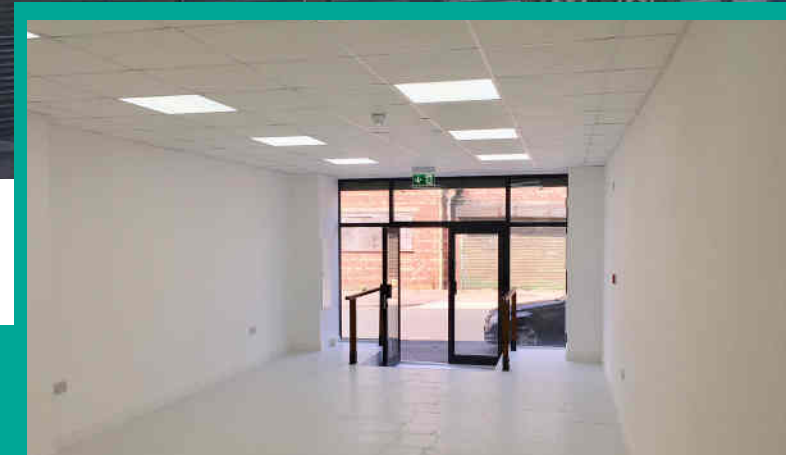




UNITS 74, 74A, & 74B , 75 SHERBOURNE STREET | MANCHESTER



1,416 to 4,248 sq ft (132 to 395 sq m)



BRAND NEW WELL LOCATED
QUALITY RETAIL SHOWROOM UNITS WITH STORAGE

TO LET

DESCRIPTION

75 Sherbourne Street is a large high bay single storey warehouse/industrial unit which has recently been sub divided to provide a new terrace of 9 retail units of particularly high specification providing accommodation over 3 floors.

Haughton Warburton are pleased to offer Units 74, 74A and 74B as available To Let individually or combined. Our clients will also consider lettings on a floor by floor basis so are very flexible in their approach.

The ground floors have been fitted to a high standard with display frontage, tiled floors, WC/Washroom and Kitchen facilities, feature lighting and a decorated 'shell' finish allowing the ingoing occupant the opportunity to fit out to their own exacting standards.

There is also on site car parking and rear loading areas.

Internal inspection is highly recommended.



LOCATION

75 Sherbourne Street is positioned just off the popular Broughton Street at Cheetham Hill, in the heart of the wholesale area approximately 1 mile from the city centre.

The main A665 Cheetham Hill Road and A56 Bury New Road are readily accessible via Waterloo Road.

The area is popular with the wholesale fashion and cash and carry community and is currently in a period of reestablishment with the influx on new overseas businesses coming into the area. There is also an ever increasing influx of retailers and professional organisations moving into this area

SERVICES

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

FLOOR AREAS

Each unit extends to 1,416 sq ft with the accommodation arranged over ground and two upper floors.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

RATES

To be assessed on occupation.

TERMS

The units are available on new lease for periods to be agreed. Rents on a unit by unit basis are £25,000/annum, exclusive.

Further details on application.

VIEWING

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



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