



132 BROUGHTON STREET | CHEETHAM HILL | MANCHESTER | M8



900 to 1,862 sq ft (83.6 to 173.1 sq m)



HIGH QUALITY STORAGE/OFFICES  
IN NEW LANDMARK BUILDING

TO LET

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## DESCRIPTION

The accommodation comprises of part of the 1st floor of the newly build 3 storey building. The space is essentially brand new and is self-contained with WC and kitchenette facilities shared with other occupiers.

The space is bright and airy with windows fronting out onto Broughton St and lighting is provided by strip LED tubing.

Access is via a communal staircase to the rear of the building and loading is via the excellent covered loading bay and goods lift.

Please note that loading access will be restricted for the convenience of all the occupiers to certain times of the day (to be confirmed)



## LOCATION

The property is prominently located in a prime position on the much sought after and popular Broughton Street in the heart of Cheetham Hill, Manchester's main wholesale area.

Lying very close to the main Waterloo Road, 132 Broughton Street therefore enjoys excellent road links to both the A665 Cheetham Hill Road and the A56 Bury New Road which in turn link directly to Manchester city centre and the regional road network.

## FLOOR AREA

It is estimated that the property extends in total to an approximate gross internal floor area of 1,862 sq ft with the accommodation arranged equally over ground and first floor level.

The accommodation can be split into 2 sections if smaller accommodation is required with each side being as small as 900 sqft.

## SERVICES

All mains services are available.  
There are communal WC and Kitchenette facilities.

## RATES

We expect that the accommodation will qualify for Small Business Rating Relief, which would mean that there should be no rates payable but this will be confirmed prior to final agreement.

## TERMS

The property is offered To Let by way of a new lease drawn on full repairing and insuring terms at a rental of £16,000 per annum, exclusive.



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Viewing: By prior appointment with the sole agent:  
Nicholas Haughton Properties: 0161 839 0080.

Details Prepared: May 2023

