



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.

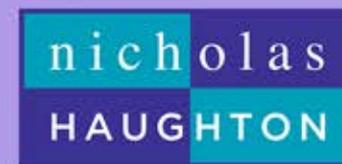
## TERMS

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.



Nicholas Haughton Properties Ltd, conditions under which particulars are issued:

Mr Nicholas Haughton for himself, for any joint agents and for the vendors or lessors of this property whose agents they are to give notice that: These particulars are set out as general outline only for the guidance of intending purchasers or lesser and do not constitute part of an offer or contract. All descriptions, dimensions, references, to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Nicholas Haughton Properties Ltd, or any joint agents has any authority to make or give any representation or warranty whatever in relation to the property. All rentals and prices are quoted exclusive of VAT. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.



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

Details Prepared: May 2023

