

**TO LET (by way of assignment)**  
**UNIT 4 – 3,008 SQ FT (279.48 SQ M)**  
**UNIT 12 – 1,970 SQ FT (193.072 SQ M)**

**dh** **DAVIES HARRISON**  
REAL ESTATE  
**0161 236 9999**  
[www.daviesharrison.com](http://www.daviesharrison.com)

- Secure estate with CCTV
- Highly popular and well-established trade location
- Designated parking
- Less than 1 mile north of Manchester City Centre



**BROUGHTON COURT, 32A BROUGHTON STREET, CHEETHAM HILL, M8 8NN**  
**MODERN TRADE COUNTER / SHOWROOM UNITS**

# LOCATION

Broughton Court is a premier trade / fashion and industrial location situated on Broughton Street, just off the A665 Cheetham Hill Road and A56 Bury New Road in the heart of Cheetham Hill.

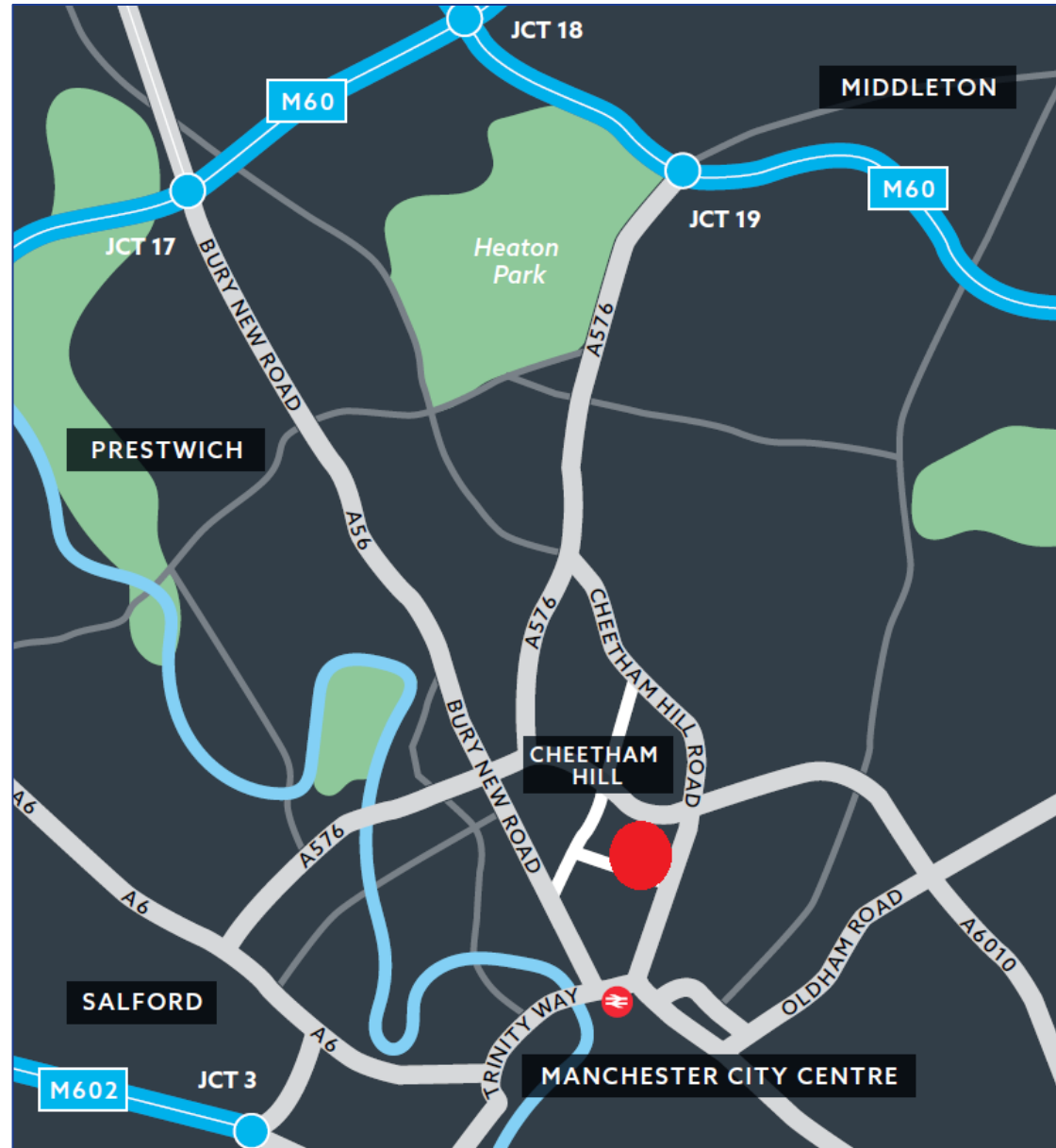
The estate is approximately 1 mile away from Manchester City Centre benefitting from good access links.

Broughton Court offers excellent transport links with access to the national motorway network via Junctions 17 and 19 of the M60 Motorway approximately 4 miles and 3.5 miles to the north-west and north respectively and also Junction 3 of the M602 approximately 2.5 miles to the south-west.



## DISTANCES

Cheetham Hill Metrolink	0.8 miles
Manchester Victoria Train Station	1 mile
J3 M602 Motorway	2.5 miles
J19 M60 Motorway	3.5 miles
J17 M60 Motorway	4 miles
Manchester International Airport	11 miles



# SPECIFICATION / ACCOMMODATION

## Specification

Each unit benefits from the following:

- Modern two storey accommodation
- Glazed entrance
- W/C
- Kitchenette
- Concrete slab on 1<sup>st</sup> floor
- Electric shutters
- Designated parking
- CCTV
- Out of hours monitoring, access control and patrol response
- Three phase electricity and gas
- 'BREEAM' Very Good

## Accommodation

The units provide the following Gross Internal Areas:

Unit 4	Sq ft	Sq m	Unit 12	Sq ft	Sq m
Ground Floor	1,504	139.74	Ground Floor	985	91.536
First Floor	1,504	139.74	First Floor	985	91.536
<b>Total</b>	<b>3,008</b>	<b>279.48</b>	<b>Total</b>	<b>1,970</b>	<b>183.072</b>

Units are available individually or combined.



# GALLERY

## Unit 4



Unit 4 – Front Elevation



Unit 4 – Ground Floor



Unit 4 – First Floor

## Unit 12



Unit 12 – Front Elevation



Unit 12 – Ground Floor



Unit 12 – First Floor

# FURTHER INFORMATION

## Services

We understand all mains services are available to the property including three phase electricity, gas, mains water and drainage. The services have not been tested.

## Energy Performance Certificate

Copies of the Energy Performance Certificates are available on request.

## Rateable Value

We advise interested parties to make their own enquiries of the Local Rating Department.

## Planning

Interested parties should make their own enquiries of the Manchester City Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the property.

## Terms

The units are available by way of assignment.

Terms to be confirmed.

## VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

## Further Information / Viewings

For further information, or to arrange a viewing, please contact:



**MAX SEED**  
07712 425189  
max@daviesharrison.com

### IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are given notice that:

(1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars 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 and must satisfy themselves by investigation or otherwise as to the correctness to each of them.