

TO LET



WAREHOUSE PREMISES WITH OFFICES

(Short term Let available)

560.73m² (6,035 SQ FT)

**43 Red Bank
Cheetham Hill
Manchester
M4 4HF**

- Close proximity to Manchester City Centre
- Close to Green Quarter Apartments Development
- Manchester Victoria Railway Station and Metrolink Station within easy walking distance
- Yards/parking areas to front and rear of property

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located between Stocks Street East and Red Bank in Cheetham Hill, Manchester. Manchester City Centre is approx. 0.5 mile to the south. Manchester Victoria Railway Station and Metrolink Station are around 500m to the south. All city centre amenities are easily accessible. Cheetham Hill Road (A665) is within close proximity and provides easy access to Junction 9 of the M60 motorway approx. 3.5 miles to the north.

DESCRIPTION

The unit comprises a warehouse of steel portal frame construction with brick elevations beneath a pitched steel sheet roof. There are offices at lower ground level to the rear of the property. There are yard areas/parking to the front and rear of the unit.

Internally, the unit has mainly open plan warehouse space but with a kitchen/staffroom, WC facilities and a mezzanine storage area. There is roller shutter loading door access and the unit has an eaves height of 3.1m.

ACCOMMODATION

As measured on a gross internal basis the areas are as follows:

Warehouse	426.27m ²	(4,588 sq ft)
Offices (lower ground)	134.46m ²	(1,447 sq ft)
Total	560.73m²	(6,035 sq ft)
Plus Mezzanine	99.27m ²	(1,069 sq ft)

LEASE

The property is available by way of a new fully repairing and insuring lease an initial rent of **£51,500 per annum**.

The Landlord requires a mutual break clause in December 2025 which would be subject to 6 months written notice from either party.

BUSINESS RATES

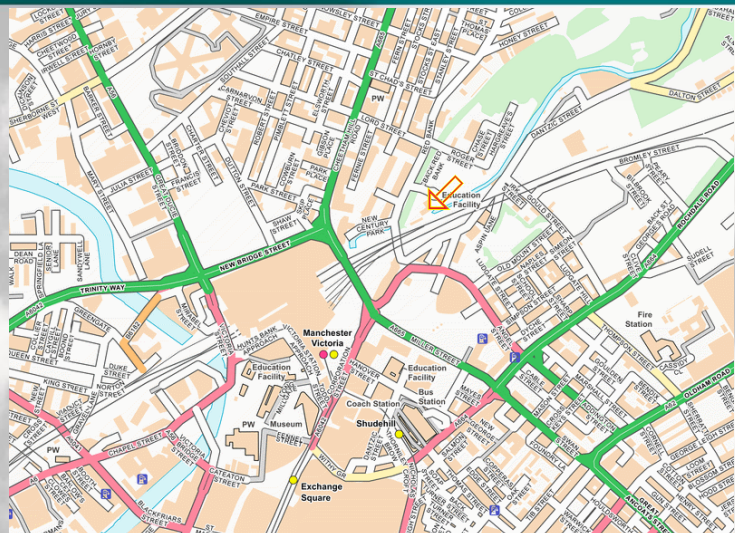
TBC

EPC

The unit has an EPC rating of D. A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.



VIEWING

By appointment with the joint agents:-

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