

Landmark Warehouse  
With Showroom/  
Offices & Yard/  
Car Parking

**TO LET**  
1,701.80 sq m  
(18,320 sq ft)



- Prominent position just off Cheetham Hill Road (A665)
- Enclosed yard/ parking area
- 1 mile north of Manchester City Centre
- Opposite Manchester Fort Shopping Park

**Elizabeth House**  
Elizabeth Street  
Cheetham Hill  
Manchester M8 8JJ

## Description

The property comprises a detached warehouse premises which includes a double storey section of showroom and office accommodation together with open plan warehouse accommodation and a loading bay section. The property is of steel portal frame construction beneath pitched roofing with brick elevations and cladding to the upper section of the walls.

In terms of fit out, the showroom and office accommodation have suspended ceilings incorporating fluorescent strip lighting with carpeted and tiled flooring respectively and benefit from gas central heating.

The warehouse accommodation has two gas hot air blowers and a mix of fluorescent strip lighting and sodium lights and an eaves height of 6m. The loading section of the warehouse is separated by a blockwork wall and has two concertina loading doors.

Externally, to the rear of the property, there is a secure loading yard/parking area.



## Location

The property is located on the south side of Elizabeth Street at its junction with Bent Street within close proximity to Cheetham Hill Road (A665) in Cheetham Hill, Manchester.

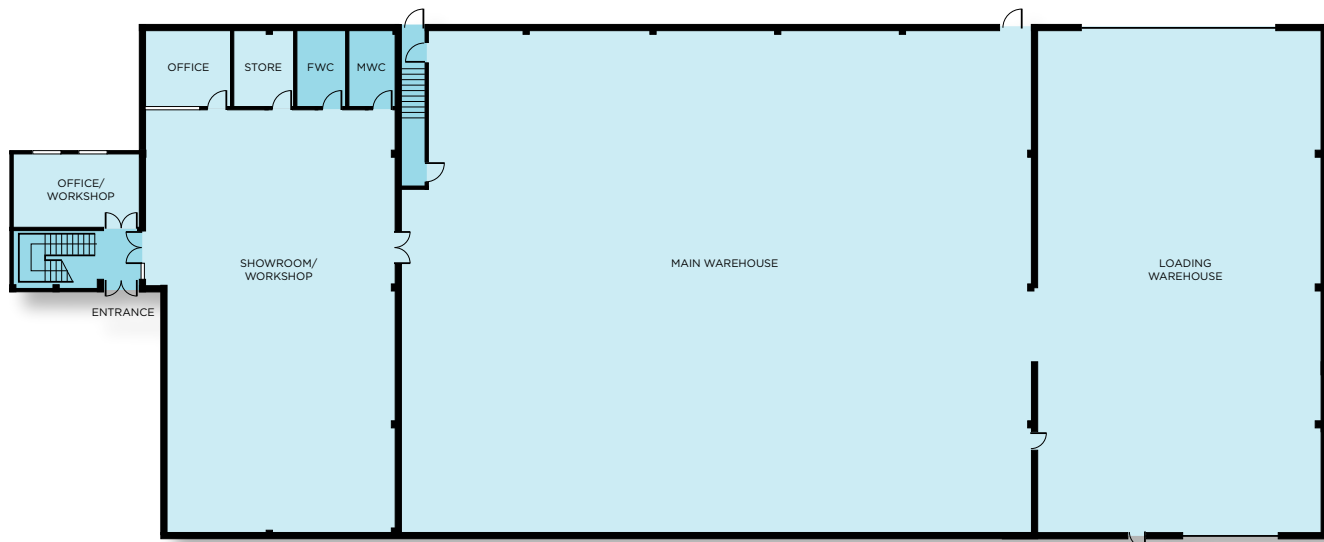
Manchester Fort Shopping Park is within close proximity on the opposite side of Cheetham Hill Road. Manchester City Centre is 1 mile to the south. Cheetham Hill Road is one of the busiest arterial routes running north out of Manchester and provides easy access to Junction 19 of the M60 motorway approx. 4 miles to the north.

Kier are currently developing Trade City, a new scheme providing circa 93,000 sq.ft. of logistics/trade accommodation, which is accessed off Elizabeth Street and situated directly behind Elizabeth House.

## Planning/Use

We are advised that Manchester City Council are seeking to protect the area for uses involving a high degree of economic activity - particularly those involved with the wholesaling and distribution trades.





### Ground Floor Plan

(For illustrative purposes only)



### Accommodation

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

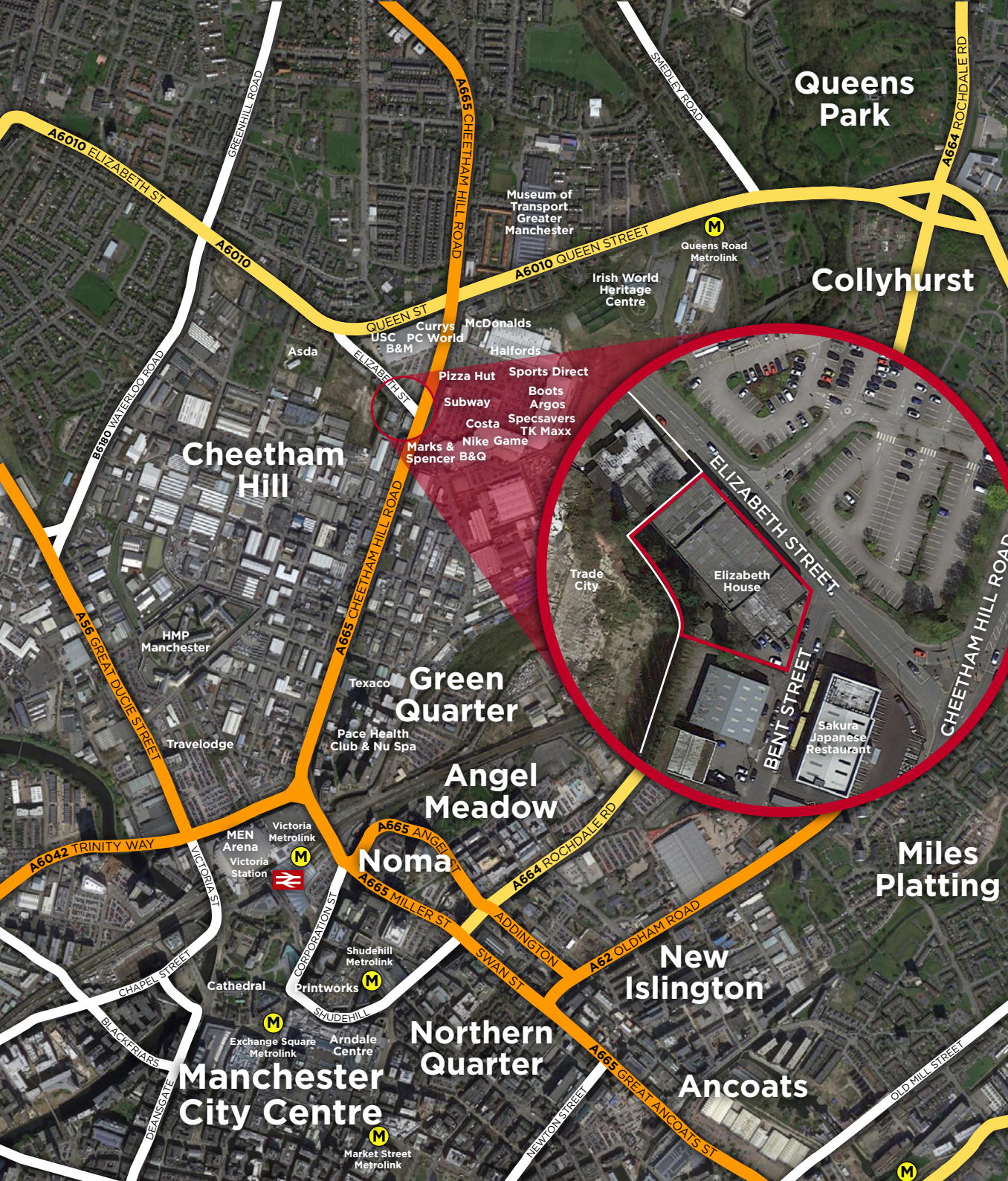
#### Ground Floor

Warehouse	1,031.47 sq m	(11,103 sq ft)
Showroom/Offices/ WC's/Entrance	333.84 sq m	(3,595 sq ft)

#### First Floor

Offices/Kitchen/WC's	336.49 sq m	(3,622 sq ft)
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<b>Overall Total</b>	<b>1,701.80 sq m</b>	<b>(18,320 sq ft)</b>
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### Lease

The accommodation is available by way of a new fully repairing and insuring lease at an initial rent of £125,000 per annum.

### Business Rates

The property has been assessed for rating purposes at £89,500. The rates payable are £45,824 per annum (51.2p/£ - 2023/24). Some transitional relief may be available; interested parties are advised to enquire with Manchester City Council.

### VAT

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

### EPC

A copy of the EPC is available upon request.

### Viewing

By appointment with the joint agents W T Gunson for the attention of Neale Sayle or Real Estate North for the attention of Gurminder Manak.



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