



markwarburton


CHARTERED SURVEYORS

ID 100-136

**TO LET** (By short term sublease)

**HIGH SPECIFICATION GROUND FLOOR  
COMMERCIAL / SHOWROOM / OFFICE**

**1,482 SQ. FT / 138 SQ. M**

 **No15 STANLEY STREET, CHEETHAM HILL,  
MANCHESTER, M8 8SH**

## PROPERTY LOCATION

Fronting Stanley Street between Derby Street and Broughton Street in a well-established mixed commercial, fashion/wholesale retail, and light industrial area.



BROUGHTON STREET

No 15 STANLEY STREET

STANLEY STREET

DERBY STREET

Heart & Graft  
Coffee Roastery  
Heart & Graft -  
Coffee Roastery

M8 Tyres &  
Tracking Mot centre





- High quality modern fit out
- Well located close to the A665 Cheetham Hill Road
- Close to the Green Quarter, The Fort Retail Park and Manchester city centre
- Suit various business uses (subject to necessary consent)

Effectively self-contained ground floor commercial/showroom/office premises of very high quality fit out.

Forming part of a larger building of similar uses the property has a dedicated entranceway off Stanley Street into an open plan area with a separate meeting room, low height partitioned but incorporated 'break out area' at the rear and an adjacent fully fitted shared kitchen.

The property provides very good quality fitted out floorspace with a high level of natural light and can only be fully appreciated on viewing.





## SERVICES

We understand that all mains services are available: electricity, water, and drainage connections.

The property has LED lighting, electric central heating, and intruder alarm.

## RATES

Rateable Value £14,500

## LEASE TERMS

Available under sublease for term of 1 year, 18 months or 2 years. Rent £21,000/annum, exclusive.

Annual service charge £600 and building insurance of £1,000/annum.

## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

## FLOOR AREA

The property extends to a gross internal floor area of 1,482 sq. ft made up as follows:

Main Area	1,324 sq. ft	123 sq. m
Meeting Room	158 sq. ft	15 sq. m
TOTAL	1,482 sq. ft	138 sq. m

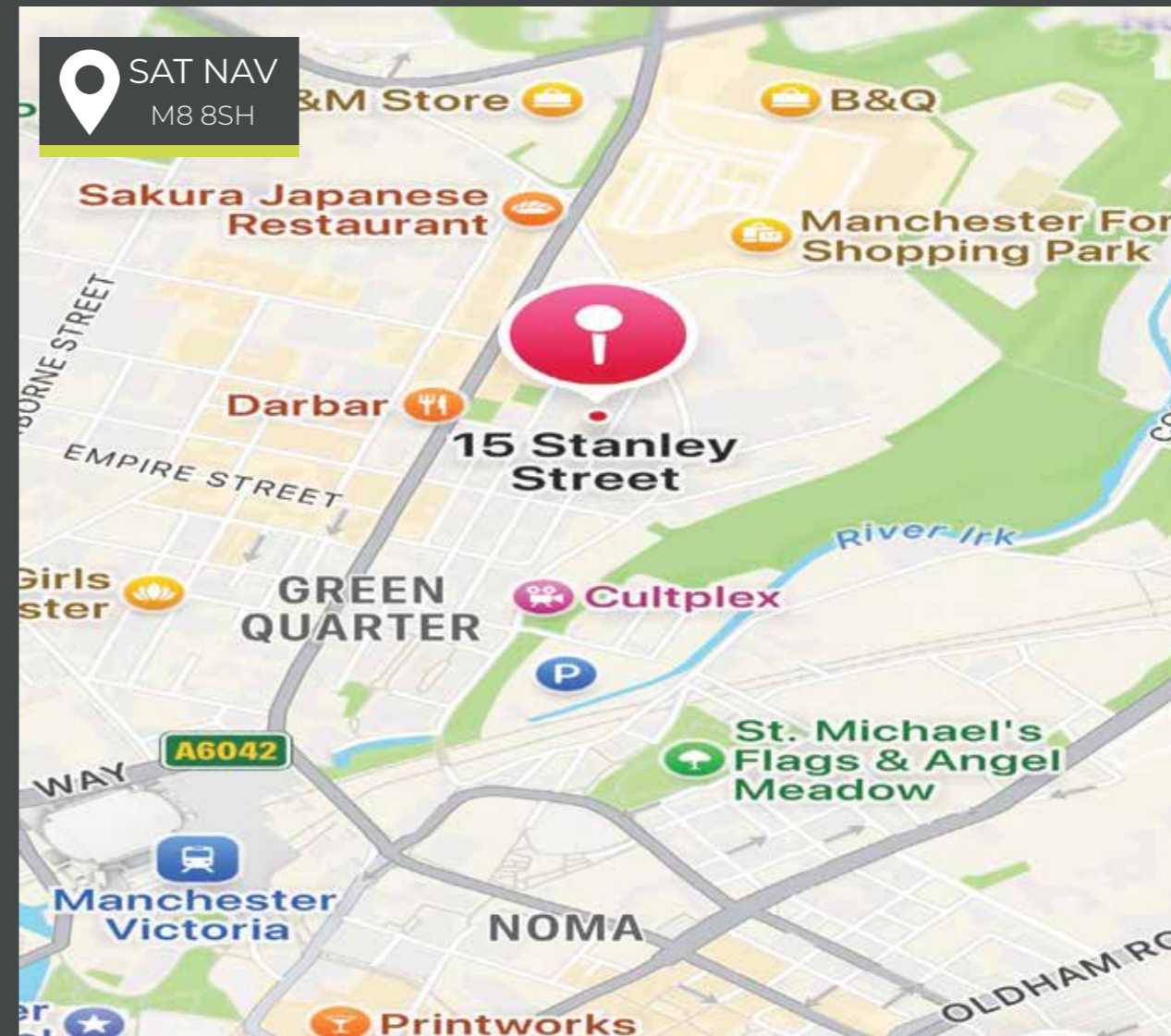
### VIEWING:

By prior appointment

Mark Warburton  
Chartered Surveyors

T: 07769 970244

E: [mark@mwproperty.co.uk](mailto:mark@mwproperty.co.uk)



Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) 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. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) 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 purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.