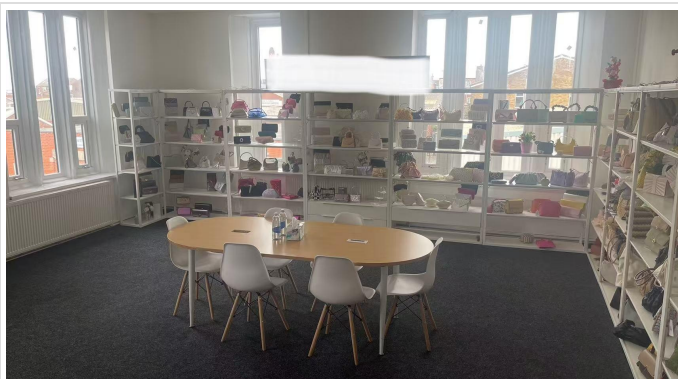
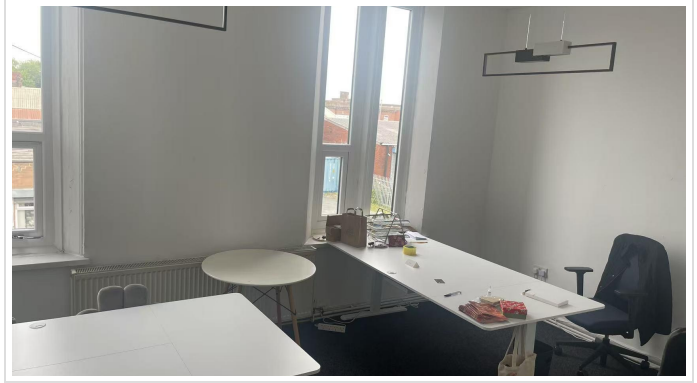
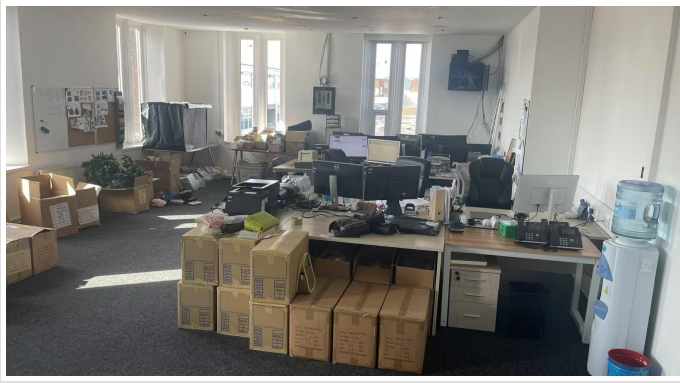


## Office In Derby Street , Manchester, M8 8QE

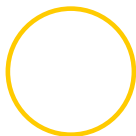
£24,000 Yearly



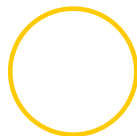


## SHORT DESCRIPTION

Property Ref: 13883 Modern First-Floor Commercial Unit in Prime Cheetham Hill Location – Derby Street, M8 8QE Key Features: - Versatile Usage: Suitable for various business types (subject to planning permission) - Strategic Location: Situated in the heart of Cheetham Hill's bustling wholesale and commercial district - Recently Renovated: Upgraded with new windows and flooring for immediate occupancy - Spacious Layout: Approximately 2,240 sq ft with high ceilings and open-plan design - Secure Access: Entry via a rolling shutter - Parking: On-street parking available Location Highlights: - Excellent Connectivity: Easy access to major roads including A665 Cheetham Hill Road and A56 Bury New Road - Proximity to City Centre: Approximately 1 mile from Manchester city centre - Nearby Amenities: Close to a variety of shops, eateries, and services - Public Transport: Well-served by local bus routes and nearby tram stops This first-floor commercial unit offers a flexible space ideal for businesses seeking a prominent location in Manchester's vibrant Cheetham Hill area. The property's recent renovations and strategic position make it an excellent opportunity for a range of commercial ventures. Property Details: Type: Office / Commercial Size: 2,240 sq ft Rent: £24,000 per annum Availability: Immediate For more information or to arrange a viewing, please contact us..



Bed Room(s)



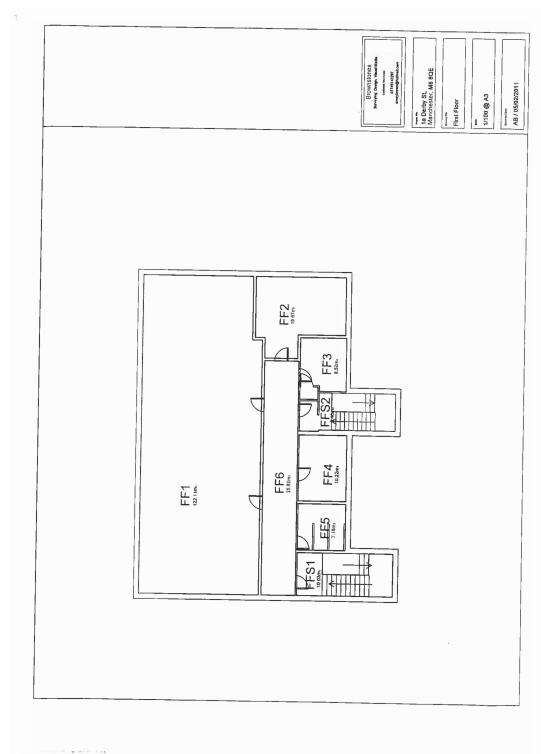
Bath Room(s)



Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



# EPC GRAPH

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Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

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