



CITRUS

COMMERCIAL CIRCLE



Top Floor Commercial Unit To Let

Radcliffe, Manchester, M26 2SG

4,000
SQ FT

LOFT
STORAGE

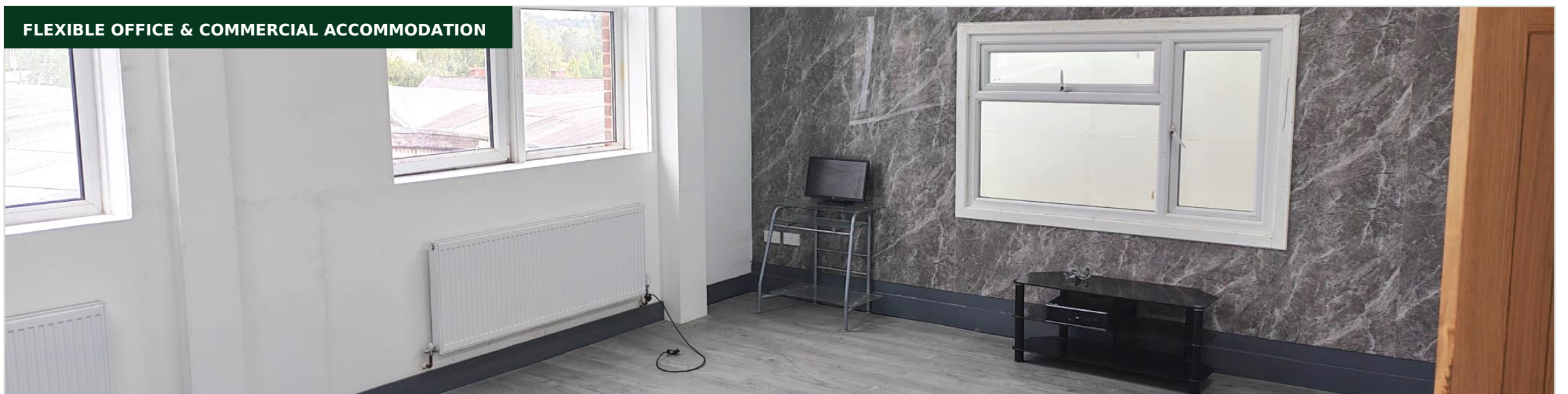
TOP
FLOOR

DUAL
ACCESS

RENT **£3,000 PCM**

Negotiable rent-free period for refurbishment*

FLEXIBLE OFFICE & COMMERCIAL ACCOMMODATION



Citrus Commercial Circle

0161 383 1806

info@citruscommercialcircle.co.uk

citruscommercialcircle.co.uk

NORTH MANCHESTER OFFICE

Atrium House, Manchester Road, Bury, BL9 9SW

CENTRAL MANCHESTER OFFICE

10 St John St, Deansgate, Manchester, M3 4DY

Property Overview

Approximately 4,000 sq ft plus loft storage in an established Radcliffe location

Citrus Commercial Circle is pleased to offer this substantial top-floor commercial unit extending to approximately 4,000 sq ft, with the additional benefit of loft storage, situated in an established commercial location in Radcliffe, Manchester. Formerly used as a call centre and office administration facility, the property provides spacious and flexible accommodation suitable for a broad range of businesses. The unit benefits from dedicated office and washroom facilities, high-security entry doors and secure rear parking. A key advantage is the property's dual access, available from both Globe Industrial Estate, Darbyshire Street and Bridgefield House, Bridgefield Street. Electric and gas are supplied via landlord meters. The unit requires some refurbishment, providing an incoming occupier with the opportunity to configure and improve the space around their individual requirements. Available at £3,000 per calendar month, with both short and long-term lease options considered.

SUBSTANTIAL OPEN-PLAN ACCOMMODATION



KITCHEN FACILITIES



WASHROOM FACILITIES



For serious applicants, a rent-free period may be negotiable towards refurbishment works, subject to agreed lease terms.

FLEXIBLE LEASE OPTIONS

Short and longer-term lease arrangements may be considered, allowing an incoming occupier to agree terms suited to their operational plans.

BUSINESS RATES

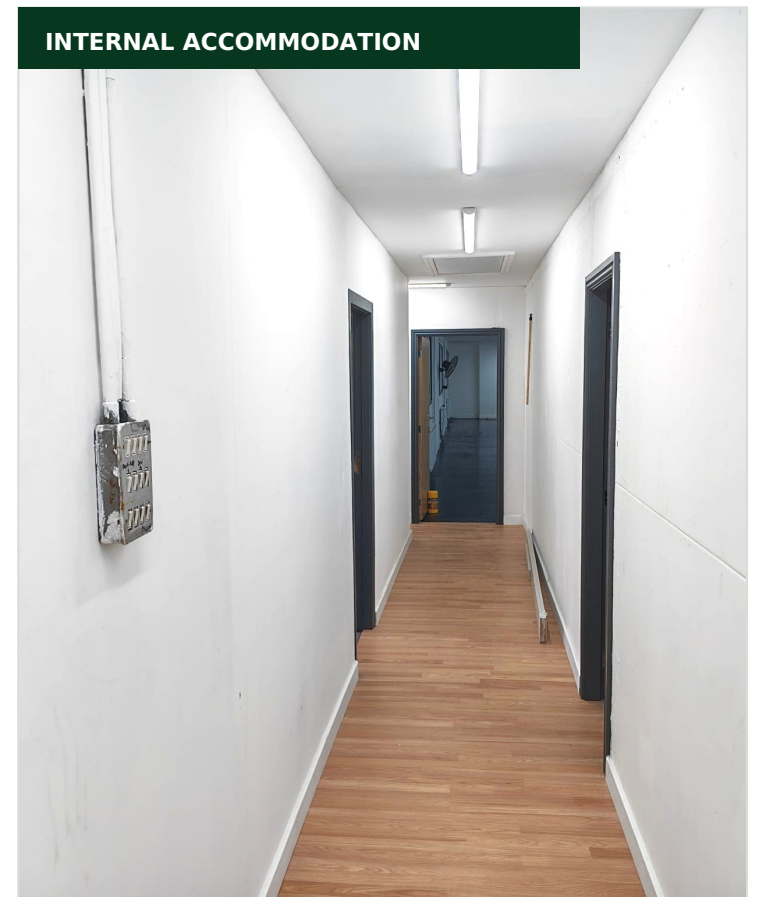
Qualifying occupiers may be eligible for Small Business Rates Relief, subject to individual circumstances and confirmation with the relevant local authority.

KEY FEATURES

- ✓ Approximately 4,000 sq ft
- ✓ Substantial top-floor accommodation
- ✓ High-security entry doors
- ✓ Dual access from two adjoining streets
- ✓ Rent: £3,000 pcm
- ✓ Additional loft storage
- ✓ Office, kitchen and washroom facilities
- ✓ Secure rear parking
- ✓ Landlord-metered electricity and gas

Accommodation & Potential Uses

Flexible space for office, e-commerce, storage and general commercial requirements



POTENTIAL USES (SUBJECT TO CONSENTS)

● Call centre

Substantial accommodation suitable for team-based operations.

● Office administration

Flexible space for operational and support functions.

● Sales office

Suitable for sales, customer service and business teams.

● Professional services

Adaptable rooms for professional and commercial occupiers.

● E-commerce

Working, stock and fulfilment space for online businesses.

● Storage

Additional loft space complements the main accommodation.

● Light commercial

Practical accommodation for suitable commercial activities.

● General business

Other appropriate business uses may be considered.

Location, Rent & Viewing

A substantial top-floor opportunity with dual access and flexible lease options



Established Radcliffe Location

The premises are situated in an established Radcliffe commercial location, providing a practical base for businesses operating across Bury, Bolton, North Manchester and the wider Greater Manchester area.

Access is available from both Globe Industrial Estate, Darbyshire Street and Bridgefield House, Bridgefield Street. Secure rear parking and two access points provide additional flexibility for staff and everyday business operations.

FLEXIBLE OFFICE ACCOMMODATION



£3,000 PCM

SIZE Approximately 4,000 sq ft plus loft storage

FLOOR Top-floor commercial accommodation

LEASE Short or longer-term options considered

INCENTIVE Rent-free period may be negotiable*

*For serious applicants, subject to refurbishment works and agreed lease terms.

LETTINGS TEAM

- James Byrne**
Senior Negotiator **07501 883220**
- David Smith**
Senior Negotiator **07501 035218**
- Dax Owen**
Lettings & Acquisitions Negotiator **07562 158168**

VIEWINGS STRICTLY BY APPOINTMENT