

TO LET



SELF CONTAINED OFFICE PREMISES
380.87M² (4,100 SQ FT)

43/43A Carnarvon Street
Cheetham Hill
Manchester M3 1EZ

- 0.5 miles north of Manchester city centre
- Parking included
- Existing office/medical/clinic fitout
- Suitable for a variety of uses under 'class E'

LOCATION

The property is located on Carnarvon Street in Cheetham Hill which is 0.5 miles north of Manchester City Centre. The location benefits from easy access to Bury New Road (A56) and Cheetham Hill Road (A665). It is predominantly a commercial location with nearby occupiers including Elegant Embroiders and Pearl Scan Solutions.

DESCRIPTION

The property is a two-storey mid terraced property of brick construction beneath a pitched roof. The property is largely fitted out as cellular office space with several small consulting rooms on the ground floor in addition to a reception area, kitchen, WCs. The first floor comprises two office suites, a meeting room and WCs. The property benefits from gas central heating, carpeted flooring and suspended ceilings with modern recessed lighting

There is parking for circa 8 cars to the rear.

ACCOMMODATION

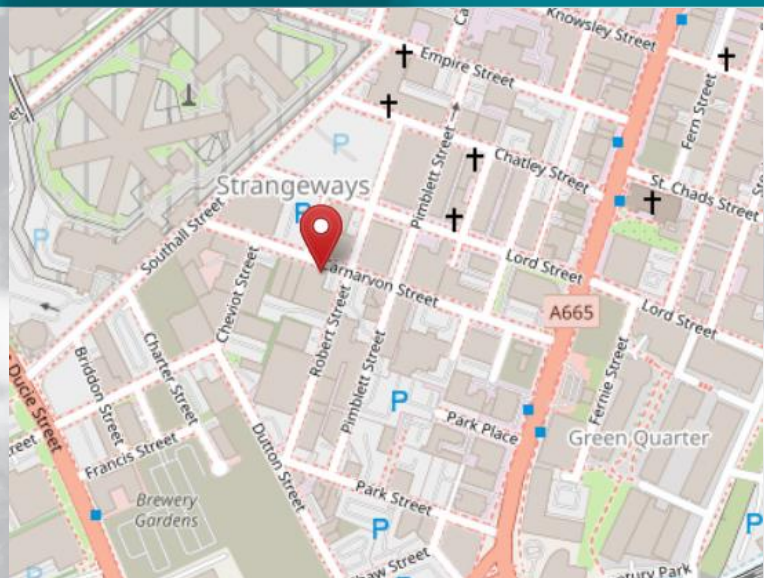
As measured to gross internal area:

Ground Floor	309.81m² / 3,335 sq ft
First Floor	71.06m² / 765 sq ft

Total	380.87m² / 4,100 sq ft
--------------	--

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rental of **£40,000 per annum exclusive**.



BUSINESS RATES

TBC.

EPC

TBC.

VAT

Rents quoted are exclusive of VAT but may be applicable at the prevailing rate.

VIEWING

By appointment only with the sole agents:

W T GUNSON

Josh Hill
josh.hill@wtgunson.co.uk

Neale Sayle
neale.sayle@wtgunson.co.uk

TEL: 0161 833 9797

Date of Preparation: March 2026

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants



These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMQ, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

0161 833 9797
www.wtgunson.co.uk