

TO LET/MAY SELL



WAREHOUSE PREMISES

33,643 SQ FT

**2 Peel Lane
Cheetham Hill
Manchester
M8 8RJ**

- Parking/loading yard to front of unit
- Potential for additional yard space of 0.3 acres on the opposite side of Peel Lane (further info on request)
- Economic rent
- Less than 1 mile north of Manchester City Centre

LOCATION

The property is located on the south side of Peel Lane off North Street in the Cheetham Hill area of Manchester. Cheetham Hill Road (A665) is within close proximity and provides easy access into Manchester City Centre less than 1 mile to the south. Junction 19 of the M60 Motorway is approx. 3.5 miles to the north.

DESCRIPTION

The property comprises a concrete framed warehouse with brick elevations beneath a double pitched asbestos sheet roof. The unit provides largely open plan warehouse storage space internally but with a small section of basic offices over ground and part mezzanine level. Externally there is a secure yard to the front of the unit. There is a small canopy dock loading bay with roller shutter loading access to the left hand side of the property. The unit has an eaves height of approx. 3.2m with 7m to the apex.

ACCOMMODATION

Ground Floor	30,554 sq ft
Mezz Office	401 sq ft
Canopy Dock Loading Bay	2,688 sq ft
Total	33,643 sq ft

LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an **initial rent of £175,000 per annum**.

Please note, in addition there is a secure yard of 0.3 acres on the opposite side of Peel Lane from the subject property which potentially could be made available if required by a potential occupier. Rent/Price on application.

MAY SELL

Our client may consider a sale of the property. Price on application. The property is held long leasehold for a term of 150 years (ground rent TBC).

BUSINESS RATES

Rateable Value £139,000

Rates payable £66,720pa (0.48p/£ - April 2026)

EPC

C rating. A copy of the EPC is available on request.



VAT

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

VIEWING

By appointment with the joint agents:-

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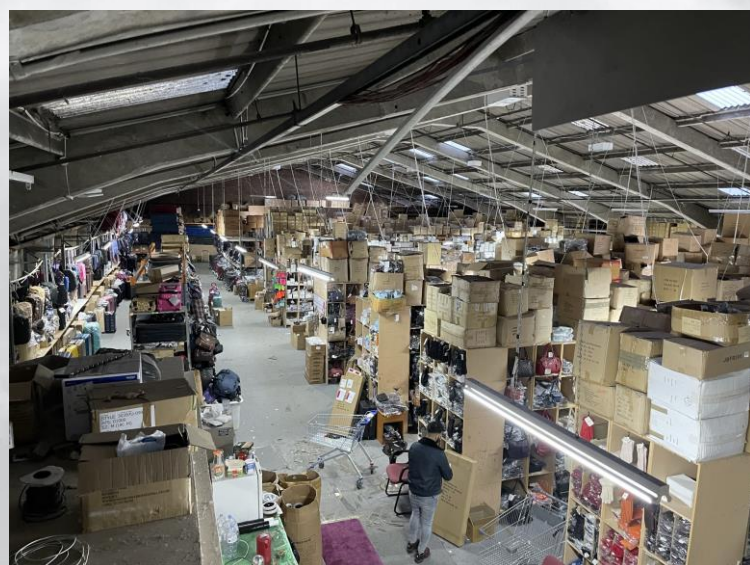
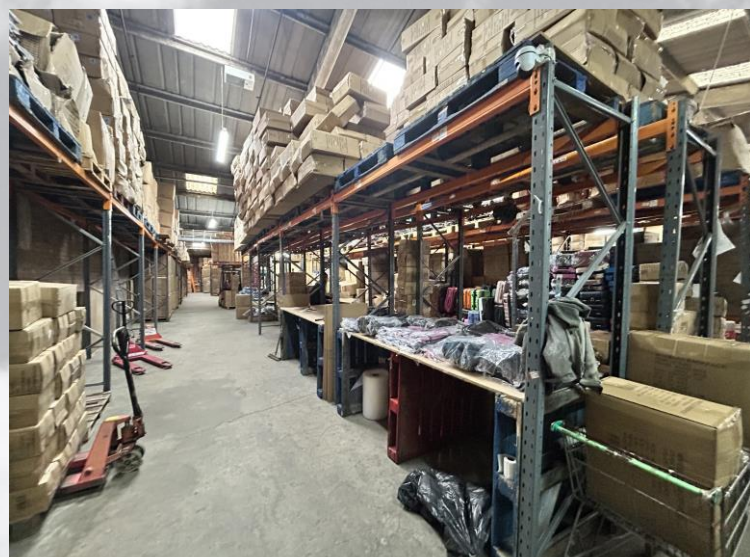
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Aerial/Photos of potential additional yard of 0.3 acres on the opposite side of Peel Lane from the subject property, which could possibly be included in the transaction by way of further negotiation if required – additional rent/price on application.

