

**TO LET**



**MODERN WAREHOUSE UNIT**  
**376.34 M<sup>2</sup> (4,051 SQ FT )**  
**PLUS SECURE YARD**

**7 DERBY STREET  
CHEETHAM HILL  
MANCHESTER  
M8 8QE**

- C 4m eaves
- 4 x large display windows
- 2 x roller shutter loading doors to rear
- Approx 1 mile from Manchester City Centre

**0161 833 9797** [www.wtgunson.co.uk](http://www.wtgunson.co.uk)

## LOCATION

The property is located on the south side of Derby Street at its junction with Stanley Street in the Cheetham Hill area of Manchester. Derby Street links with Cheetham Hill Road (A665) which provides easy access into Manchester City Centre approx. 1 mile to the south and to the M60 motorway approx. 5 miles to the north.

## DESCRIPTION

The property comprises a detached modern warehouse unit of steel portal frame construction with part brick, part blockwork walls beneath a profile metal sheet roof. The property has been modified to provide four display windows to the front elevation with electric roller shutter security.

The property also benefits from two roller shutter loading doors to the rear and has fluorescent strip lighting and a gas hot air blower. In addition, there is a secure yard to the rear of the property.

## ACCOMMODATION

As measured on a gross internal basis the area of the unit is as follows:

376.34m<sup>2</sup> (4,051 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 rent of **£36,000 per annum**.

## BUSINESS RATES

The current rateable value from 1<sup>st</sup> April 2026 is £26,250. Rates payable – 0.43p/£ = £11,287.50pa (2026/27).

## EPC

A copy of the EPC is available on request.

## CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.



## VAT

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

## VIEWING

By appointment with the sole agents:-

## W T Gunson

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 **wtgunson**  
commercial property consultants



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