

# Manchester

## Broughton Court, Unit 7 & 14, Cheetham Hill, M8

**\*\*HIGH SPEC\*\***Trade Counter/Showroom Units located in Cheetham Hill. Within very close proximity to the city centre & main transport networks



### Summary

**Demise** 1 Floor

**Size** 1,884 to 6,000 sq ft (175.03 to 557.42 sq m)

**Rent** £22,500 - £60,000 per annum

**Rates Payable**

**Viewing** strictly by prior appointment with MBRE

Summary

Available Size	1,884 to 6,000 sq ft
Rent	£22,500 - £60,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Features

- Trade Counter/Showroom Units
- Last 2 Units left remaining
- Rates Free to Qualifying Occupiers
- Two Storey Units
- 1884 sqft to 6000 sqft
- Feature Glazed Entrances
- CCTV
- Electrically Operated Shutters
- Within Close Proximity to City Centre
- Suitable for trade/showroom or other uses falling into Class E

Description

Two self contained Modern Trade Counter/showroom Unit. The property which can be summarised as follows:

- Of Traditional Construction with part brick and part clad elevations under a new pitched cladded roof
- Subdivided into showroom, warehouse/stores, together with toilet/kitchen amenities
- Feature glazed Entrance
- High spec including LED lighting and electrically operated shutters
- Three phase electricity
- Only 2 units left remaining after 3 recent successful lettings to media, hospitality and padel specialists
- Suitable for a range of different showroom, storage, trade, technology uses
- Also suitable for classes that fall under E (subject to planning)
- Allocated Parking

Location

The site is prominently located with frontage onto Broughton Street in Cheetham Hill. The immediate area is very well Established commercial location due to its proximity to the city centre and main transport networks

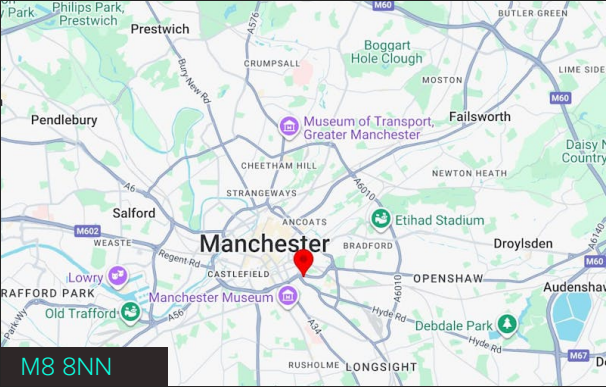
Manchester City Centre - 1 mile  
M602 - 3 miles  
Manchester Airport - 11 miles

Viewings

Via agents MBRE - 0161 850 1111  
Michael Blackshaw - 07792201467

Video

- Estate Tour - [https://www.youtube.com/watch?v=\\_JD6AuCJSNM](https://www.youtube.com/watch?v=_JD6AuCJSNM)



Viewing & Further Information



**Michael Blackshaw**  
0161 850 1111 | 07792201467  
mb@mbre.space

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