


markwarburton  
CHARTERED SURVEYORS

ID 100-148

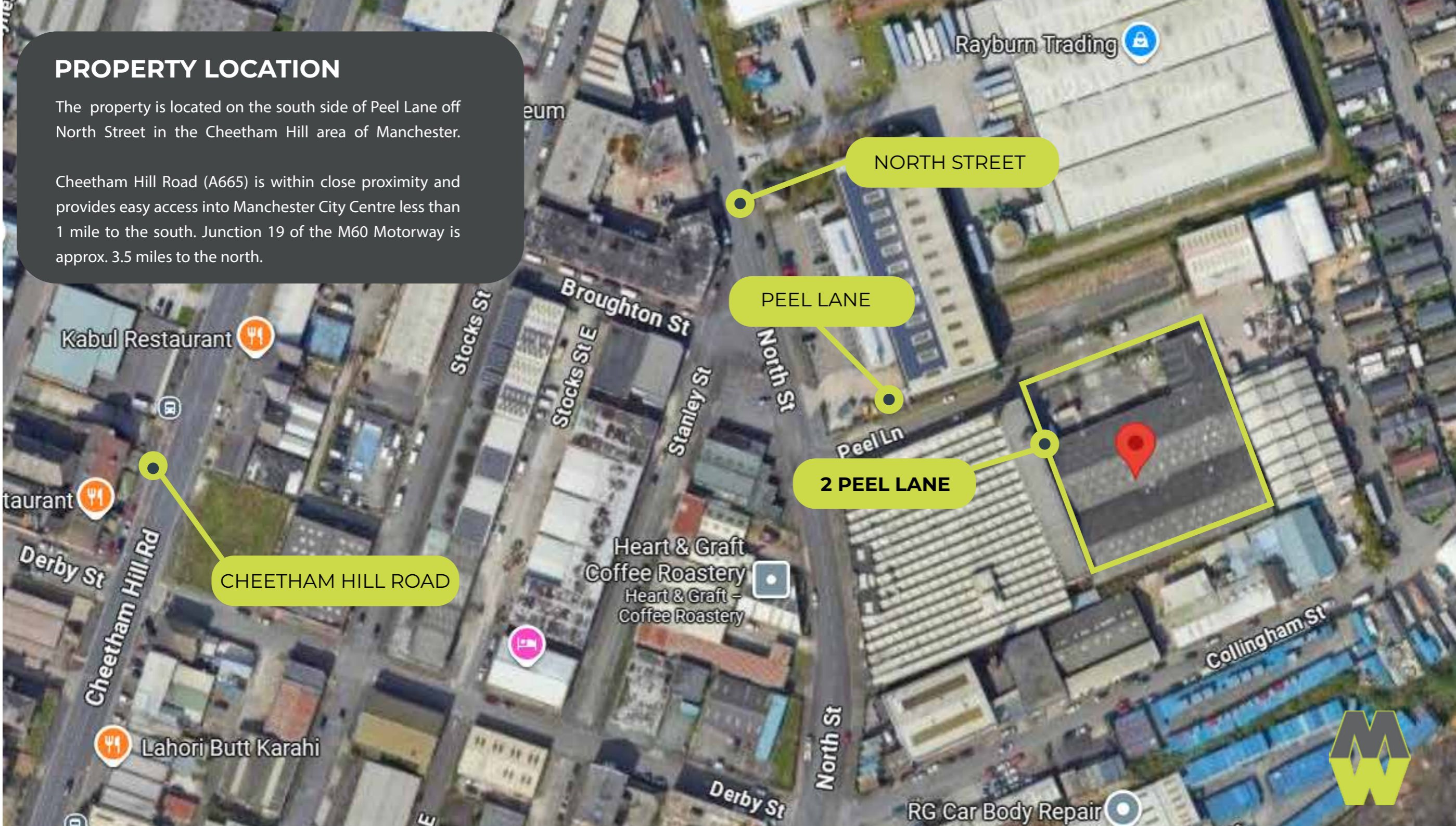
**TO LET/** MIGHT SELL  
**WAREHOUSE PREMISES**  
**33,643 SQ. FT / 3,125 SQ. M**

 2 PEEL LANE, CHEETHAM HILL,  
MANCHESTER, M8 8RJ

## PROPERTY 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.



NORTH STREET

PEEL LANE

2 PEEL LANE

CHEETHAM HILL ROAD

Kabul Restaurant

Heart & Graft  
Coffee Roastery  
Heart & Graft -  
Coffee Roastery

Rayburn Trading

RG Car Body Repair





- 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



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.







## 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.

## MIGHT 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).

## RATES

Rateable Value £139,000

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

## ENERGY PERFORMANCE

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

## FLOOR AREA

The property extends to a gross internal floor area of 33,643 sq. ft made up as follows:

Ground Floor	30,554 sq. ft
Mezzanine office	401 sq. ft
Canopy dock loading bay	448 sq. ft
<b>TOTAL</b>	<b>33,643 sq. ft</b>

## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations prospective buyers will be required to provide source of funding and identification documents.

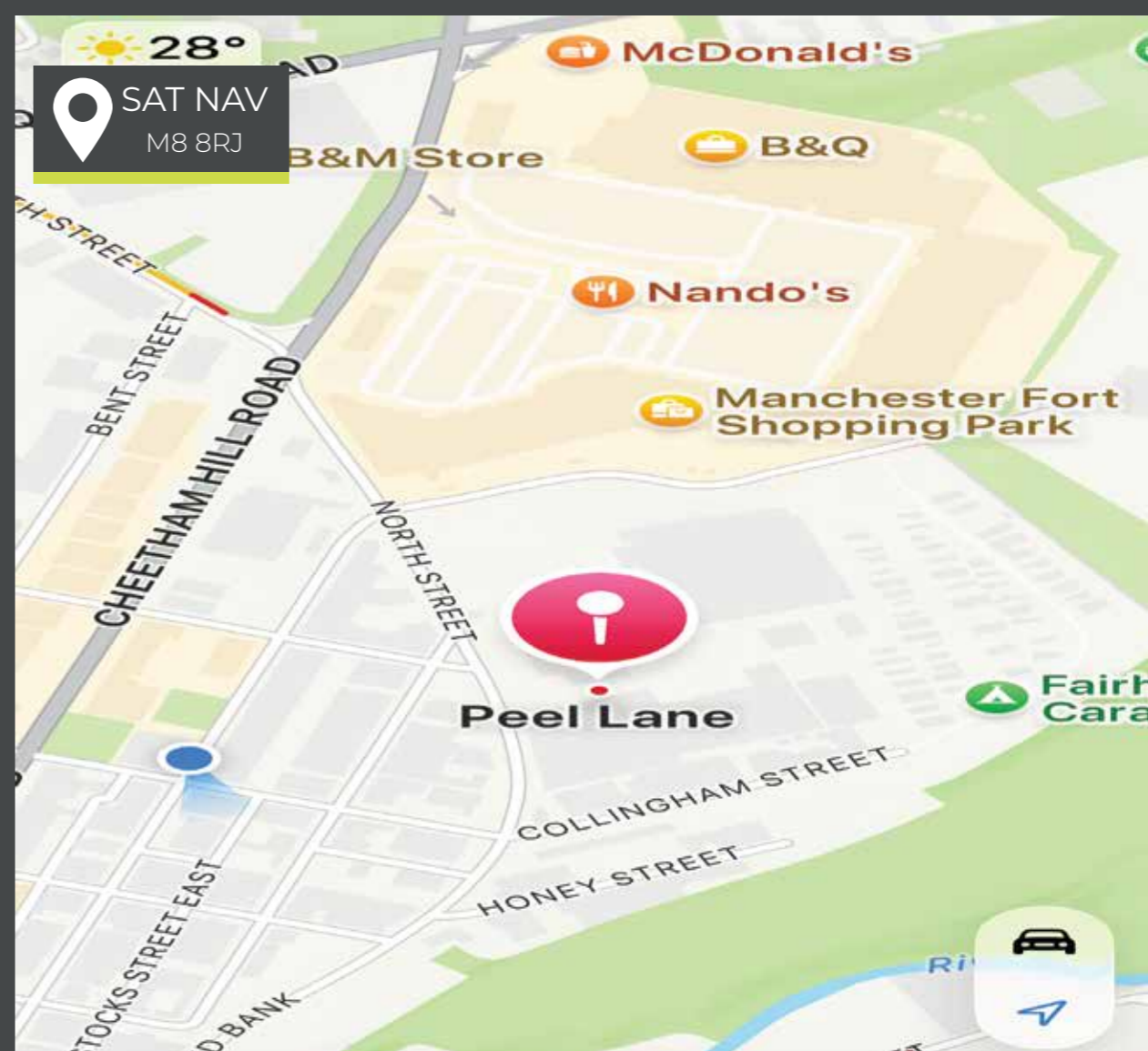
### VIEWING:

By prior appointment, joint agents:  
Mark Warburton  
Chartered Surveyors  
T: 07769 970244  
E: mark@mwproperty.co.uk

WT Gunston  
Neal Sayle  
T: 07760 160321  
E: neal.sayle@wtgunston.co.uk



0161 833 9797  
www.wtgunston.co.uk



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