



CITRUS
COMMERCIAL CIRCLE



Ground Floor Unit To Let - Bradstone Road, Cheetham Hill, Manchester, M8

£850 Per Month

- Ground floor commercial unit
- Suitable for storage, workshop or showroom use (STP)
- Prime Cheetham Hill wholesale location
- Approx. 700 sq ft
- Secure gated yard access
- Close proximity to Manchester city centre
- Located within established warehouse complex
- Shared loading and servicing area

Ground Floor Industrial Unit To Let - 9 Bradstone Road, Cheetham Hill

A well-located ground floor commercial unit extending to approximately 700 sq ft, situated within a larger established warehouse complex in the heart of Cheetham Hill's busy wholesale district.

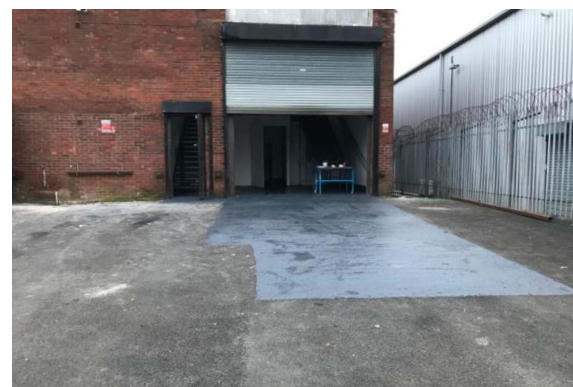
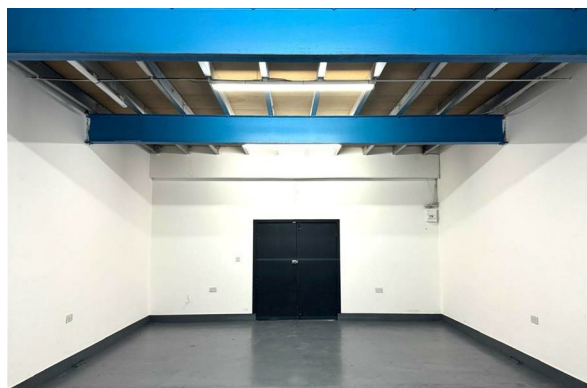
The property forms part of a multi-occupied industrial building of traditional construction and offers practical open-plan accommodation suitable for a range of uses including storage, workshop, studio or showroom space (subject to the necessary consents). The wider building has been configured to accommodate a variety of occupiers, creating a diverse and active commercial environment.

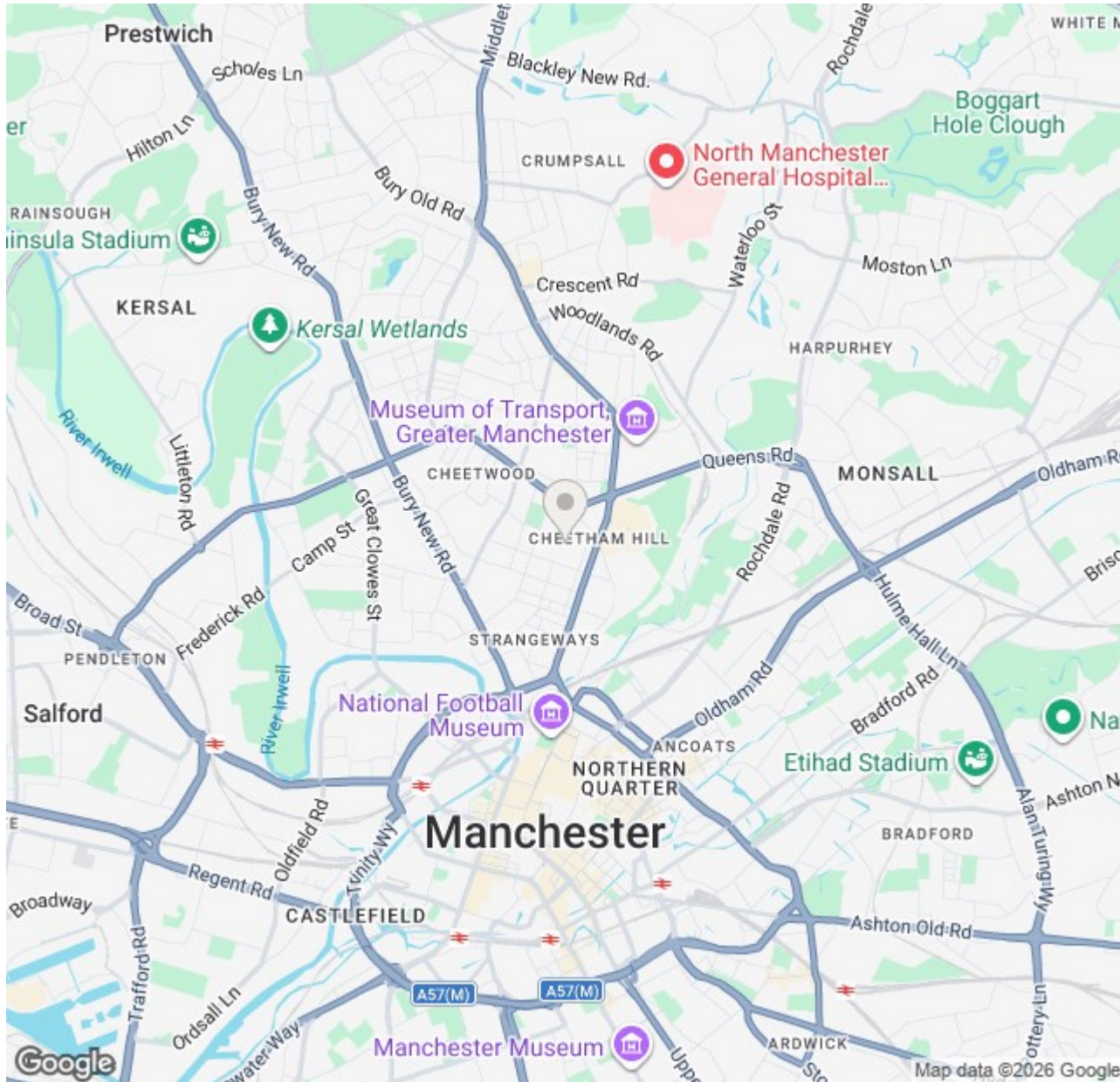
The unit benefits from access to a secure shared yard area, allowing for convenient loading and servicing. The site is enclosed and gated, providing a level of security for occupiers and their operations.

Positioned within a well-established trading location, the property sits close to key routes including Broughton Street and the main A665 Cheetham Hill Road, which provides direct access into Manchester city centre, located approximately 1 mile to the south. Manchester Victoria station is also within easy reach.

The surrounding area is widely recognised as a hub for wholesale, fashion and trade-based businesses, and continues to attract a growing range of commercial occupiers due to its proximity to Manchester city centre.

This represents an excellent opportunity to secure affordable and flexible ground floor space within one of Manchester's most established commercial districts.





Location

Positioned within a well-established trading location, the property sits close to key routes including **Broughton Street** and the main **A665 Cheetham Hill Road**, which provides direct access into Manchester city centre, located approximately 1 mile to the south. **Manchester Victoria station** is also within easy reach.

Viewings

Viewings by arrangement only.

Citrus Commercial Circle

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