



CITRUS

COMMERCIAL CIRCLE



Retail / Showroom / Commercial Unit To Let - Knowsley Street, Cheetham Hill, Manchester, M8

3,300 sq ft - £1,666 PCM

- Approx. 3,300 sq ft commercial unit
- Suitable for showroom, wholesale, retail or storage use (STP)
- Modern refurbished interior
- High internal ceilings with excellent natural light
- Open-plan operational and showroom areas
- Contemporary lighting and fitted flooring
- Located within Cheetham Hill commercial district
- Close to Manchester city centre and transport links

Retail / Showroom / Commercial Unit To Let - Knowsley Street, Cheetham Hill, Manchester, M8

An excellent opportunity to lease a substantial retail / showroom / commercial unit extending to approximately 3,300 sq ft, situated within the heart of Cheetham Hill's established wholesale and commercial district.



The property offers versatile accommodation suitable for a range of occupiers including fashion wholesale, showroom, online retail, storage, distribution or trade counter operators (subject to the necessary consents). Internally, the premises benefit from a modern presentation throughout, combining open-plan operational space with showroom-style areas and storage accommodation.

The unit features impressive internal ceiling heights together with excellent natural light provided via roof panels and skylights, creating a bright and practical working environment. Modern lighting, fitted flooring and contemporary finishes throughout make the premises suitable for immediate occupation.

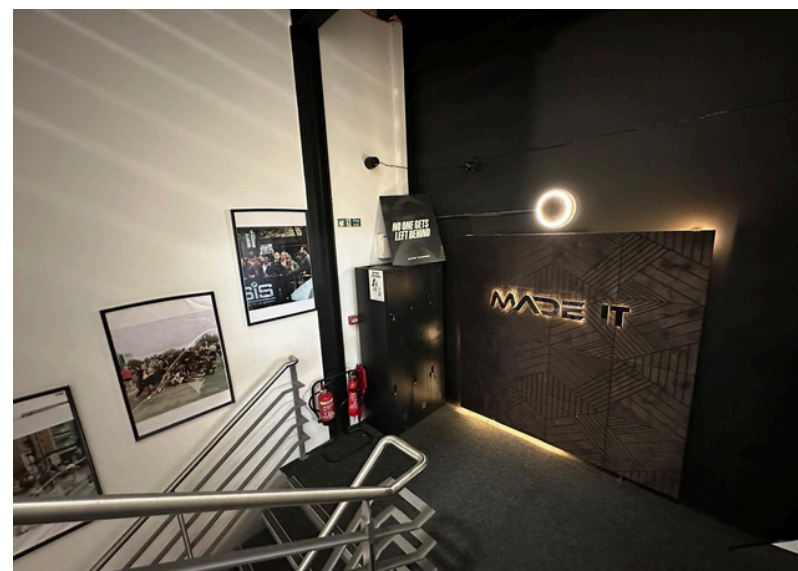
The layout is particularly well suited to businesses requiring a combination of display, packing, storage and dispatch space, with several areas capable of being adapted to suit operational requirements.

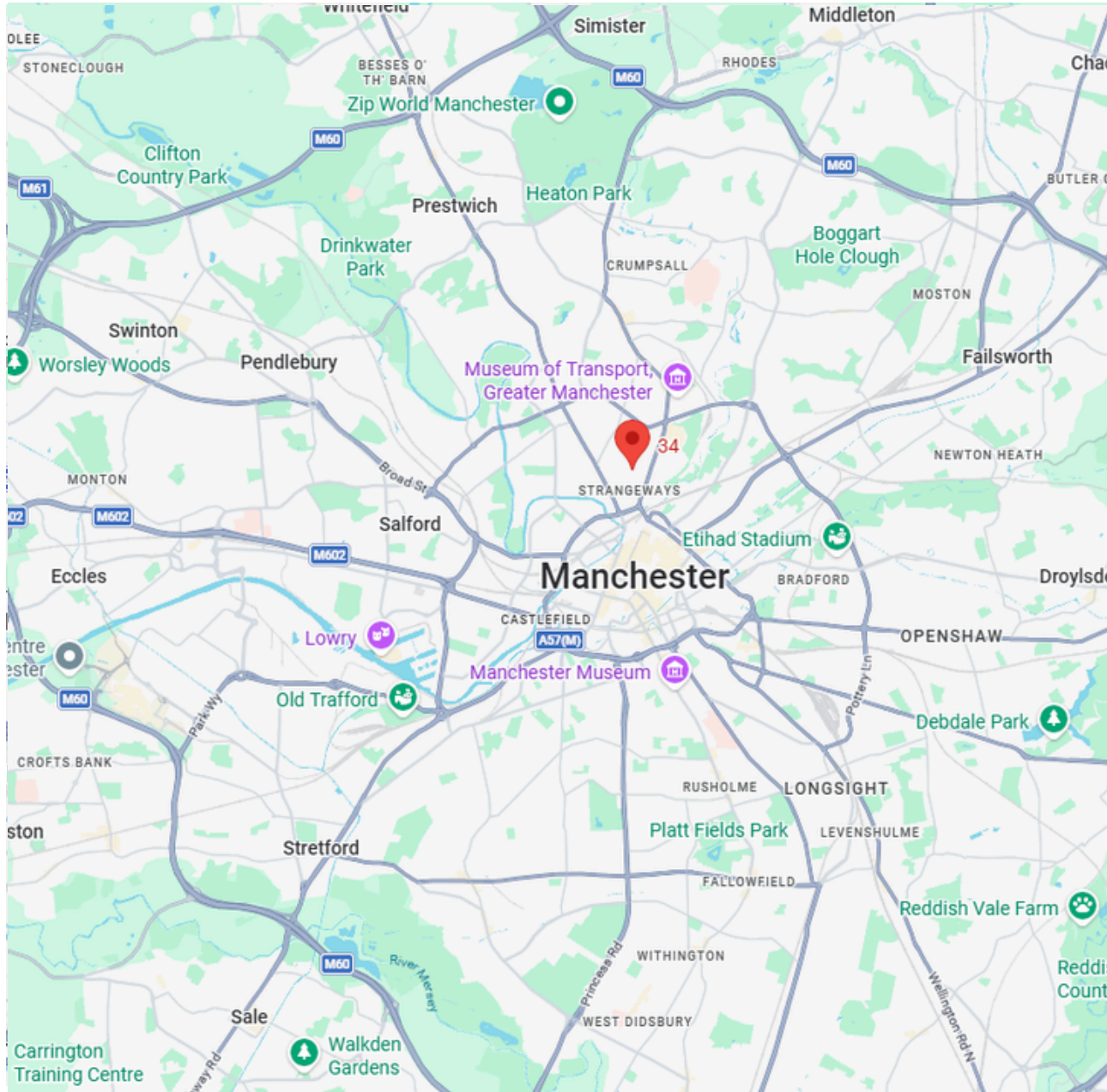
Located within the heart of Cheetham Hill, the property benefits from close proximity to the ever-busy Cheetham Hill Road, one of North Manchester's most established commercial thoroughfares. The surrounding area is home to a vibrant mix of wholesalers, retailers, showrooms and independent businesses, generating strong commercial activity and footfall throughout the day.

The location also benefits from excellent connectivity into Manchester city centre, approximately 1 mile to the south, together with convenient public transport and road links.

This represents a rare opportunity to secure a modern and highly adaptable commercial premises within one of Manchester's most active trading districts.

VAT applicable.





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Viewings

Viewings by arrangement only.

Citrus Commercial Circle

0161 383 1806

info@citruscommercialcircle.co.uk

James Byrne

Senior Negotiator
07501 883220

David Smith

Senior Negotiator
07501 035218

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North Manchester Office: Atrium House, 574 Manchester Road, Bury, BL9 9SW
Central Manchester Office: 10 St John St, Deansgate, Central Manchester, M3 4DY

0161 383 1806
info@citruscommercialcircle.co.uk