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Three-Storey Showroom & Storage Premises To Let - Derby Street, Cheetham Hill, Manchester, M8

430 sq m - £2,666 PCM

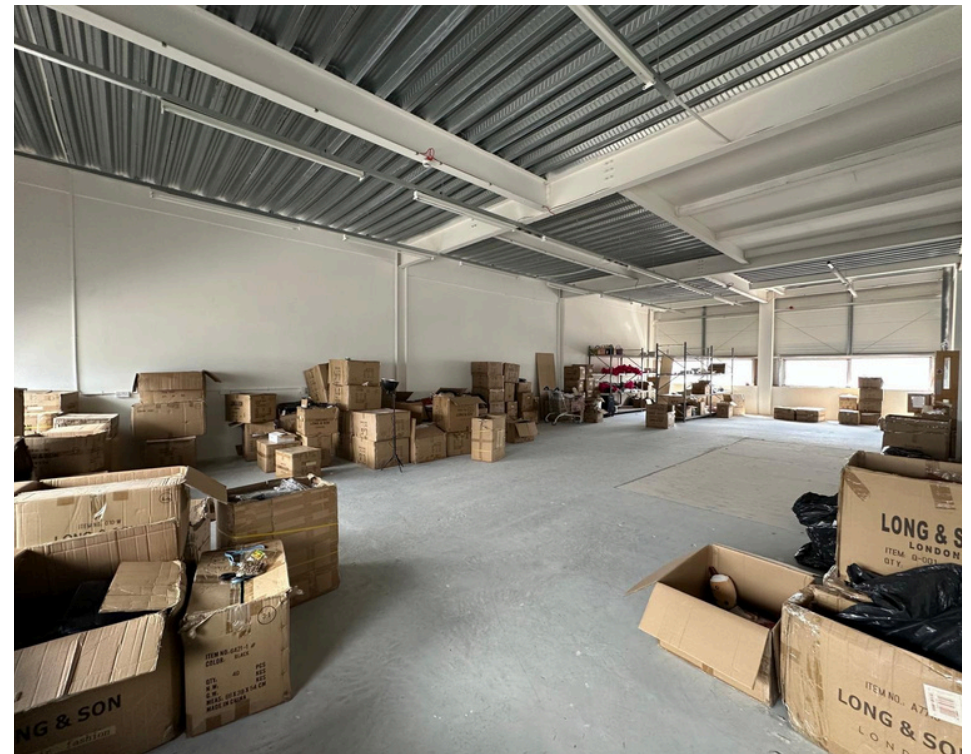
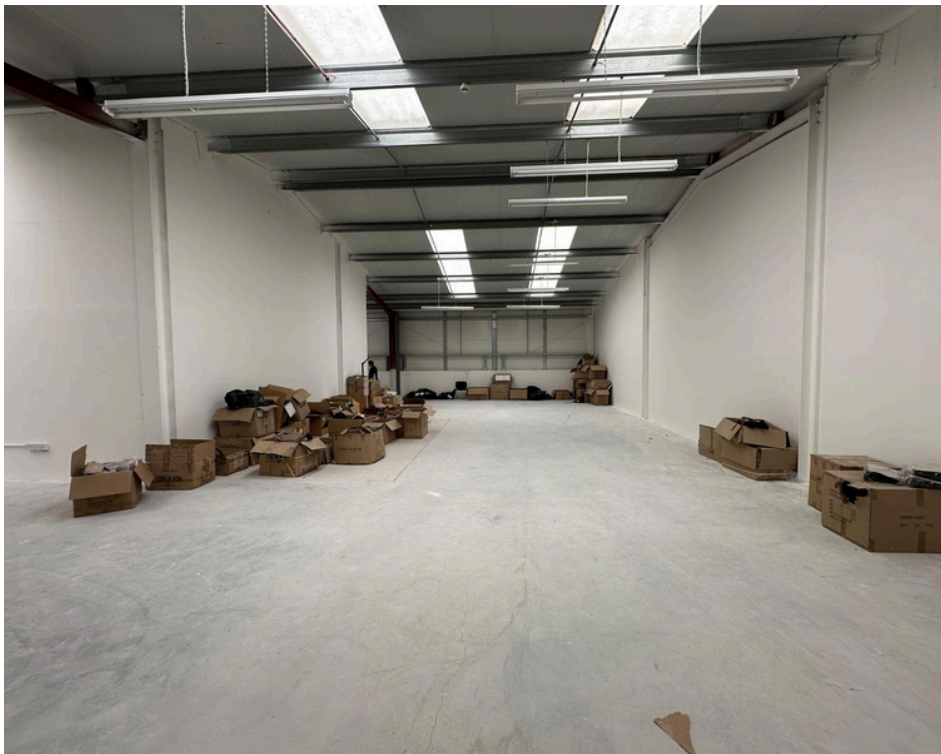
- Three-storey commercial premises
- Approx. 430 sq m accommodation
- Located within Manchester Fashion Centre
- Showroom plus extensive storage space
- Ideal for wholesale, retail, EC or distribution use
- Goods lift access between floors
- On-site parking available
- Established commercial trading location
- Suitable for a variety of commercial uses (STP)

North Manchester Office: Atrium House, 574 Manchester Road, Bury, BL9 9SW
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An exceptional opportunity to lease a substantial three-storey commercial premises positioned within the highly sought-after Manchester Fashion Centre on Derby Street, Cheetham Hill.



Extending to approximately 430 sq m, the property provides a versatile combination of showroom, storage and operational accommodation ideally suited to fashion wholesalers, online retailers, importers, distributors and trade operators.

The accommodation is arranged over three levels and briefly comprises:

- A well-presented showroom/trading floor ideal for customer appointments, display space or trade counter use
- Two upper storage and warehouse floors providing extensive stock holding and operational areas
- Wide circulation areas with excellent functionality for storage and distribution
- Goods lift access together with stair access between floors
- Modern steel-framed construction with excellent ceiling height
- LED strip lighting and roof skylights providing strong natural light throughout

The upper floors offer impressive open-plan storage with clean concrete flooring, painted walls and excellent loading practicality. The layout lends itself particularly well to businesses requiring significant storage capacity alongside customer-facing showroom facilities.

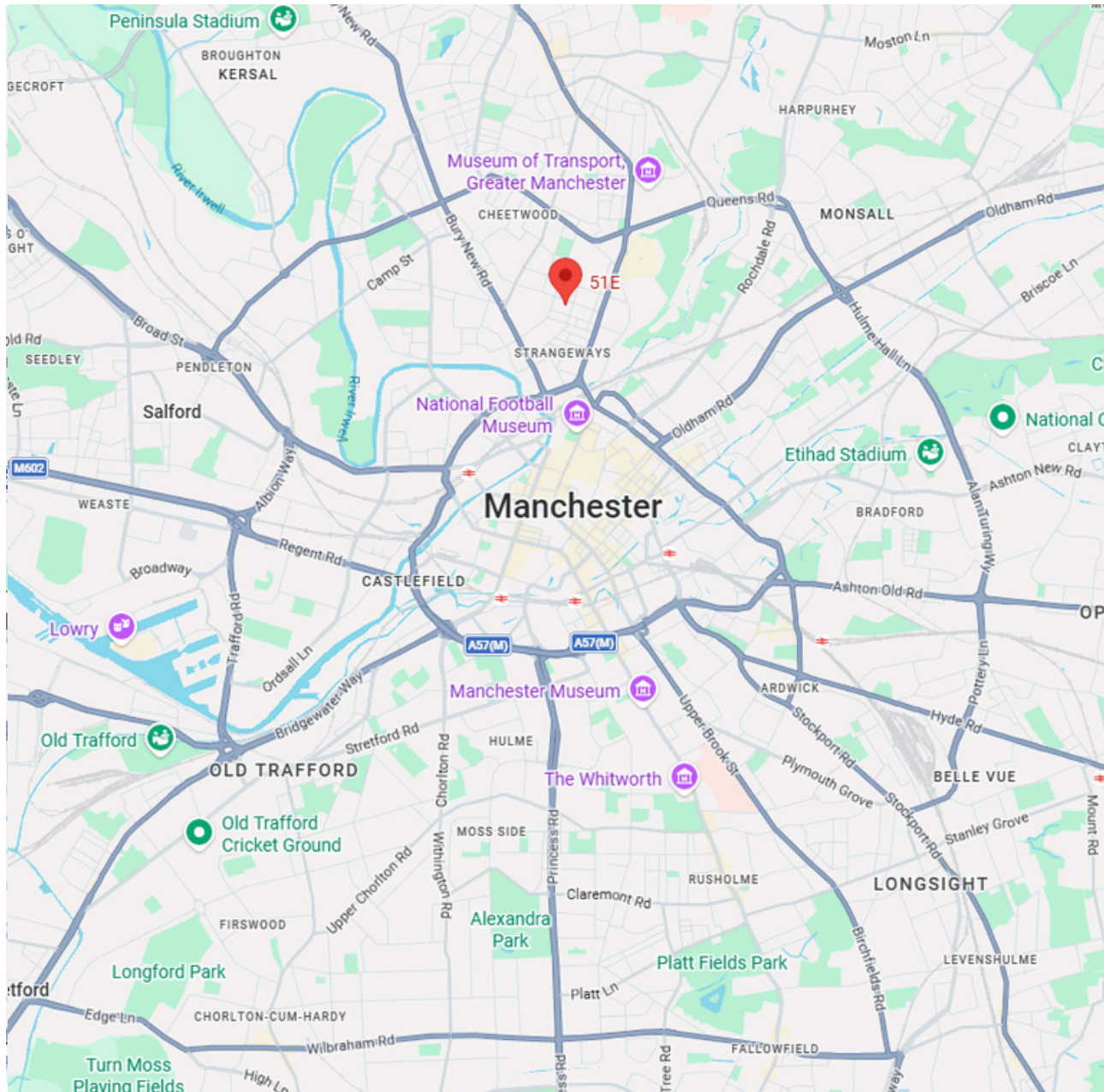
The unit further benefits from:

- Roller shutter access
- Dedicated loading areas
- WC facilities
- Modern entrance doors and circulation areas
- On-site parking directly outside the premises
- Excellent accessibility within the estate

Manchester Fashion Centre is recognised as one of the North West's premier wholesale fashion trading destinations, attracting businesses and customers nationwide. The surrounding estate is home to a strong mix of established wholesalers, fashion brands, retailers and distributors, generating consistent commercial activity throughout the week.

The property also benefits from excellent transport links, lying approximately one mile from Manchester city centre with convenient access to the regional motorway network including the M60 and M62.





Location

Derby Street and the surrounding Cheetham Hill area remain one of the North West's most established fashion and wholesale destinations, attracting traders and customers from across the UK. Manchester city centre lies approximately one mile south, whilst the property also benefits from convenient access to the regional motorway network and public transport routes.

Viewings

Viewings by arrangement only.

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