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COMMERCIAL CIRCLE



## Retail Storage / Commercial Space To Let - Derby Street, Cheetham Hill, Manchester, M8

148 sq m - £800 PCM

- Approx. 148 sq m (1,593 sq ft) of accommodation
- Goods lift access for loading and stock movement
- Solid concrete flooring and strip lighting installed
- Open-plan retail storage and commercial space
- Stair access to upper floor accommodation
- Located within Manchester Fashion Centre, Cheetham Hill (Established fashion trading location)
- Suitable for wholesale, ecommerce and storage use
- Excellent natural light throughout the premises

**North Manchester Office:** Atrium House, 574 Manchester Road, Bury, BL9 9SW  
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# Retail Storage / Commercial Space To Let - Derby Street, Cheetham Hill, Manchester, M8

A well-presented retail storage and commercial unit located within the established Manchester Fashion Centre in the heart of Cheetham Hill, Manchester — one of the North West's most recognised wholesale and fashion trading locations.



Extending to approximately 148 sq m (1,593 sq ft), the property provides spacious open-plan accommodation suitable for a range of occupiers including wholesale, ecommerce, retail storage, fulfilment, fashion distribution and general trade-based operations. The flexible layout makes the premises particularly suitable for businesses requiring practical storage accommodation together with operational workspace.

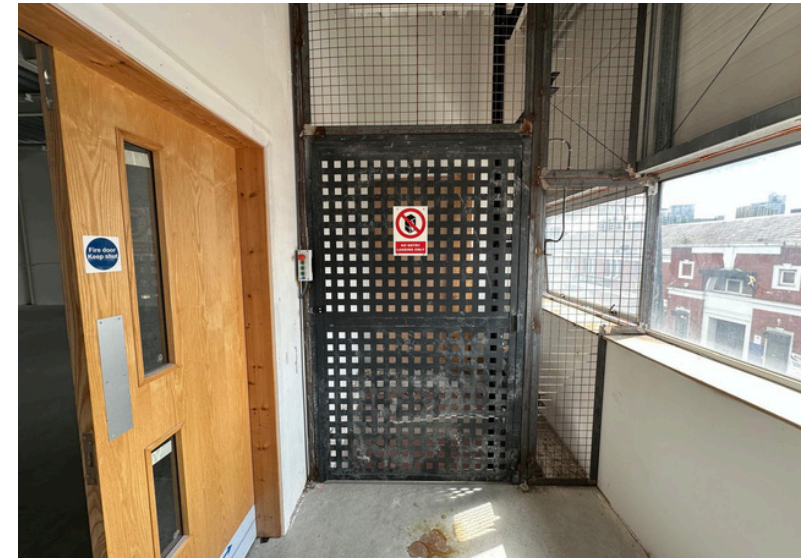
Internally, the unit benefits from excellent natural light, solid concrete flooring, fluorescent strip lighting and generous internal space throughout. The open-plan configuration allows occupiers to adapt the accommodation to suit storage, packing, stock holding or distribution requirements.

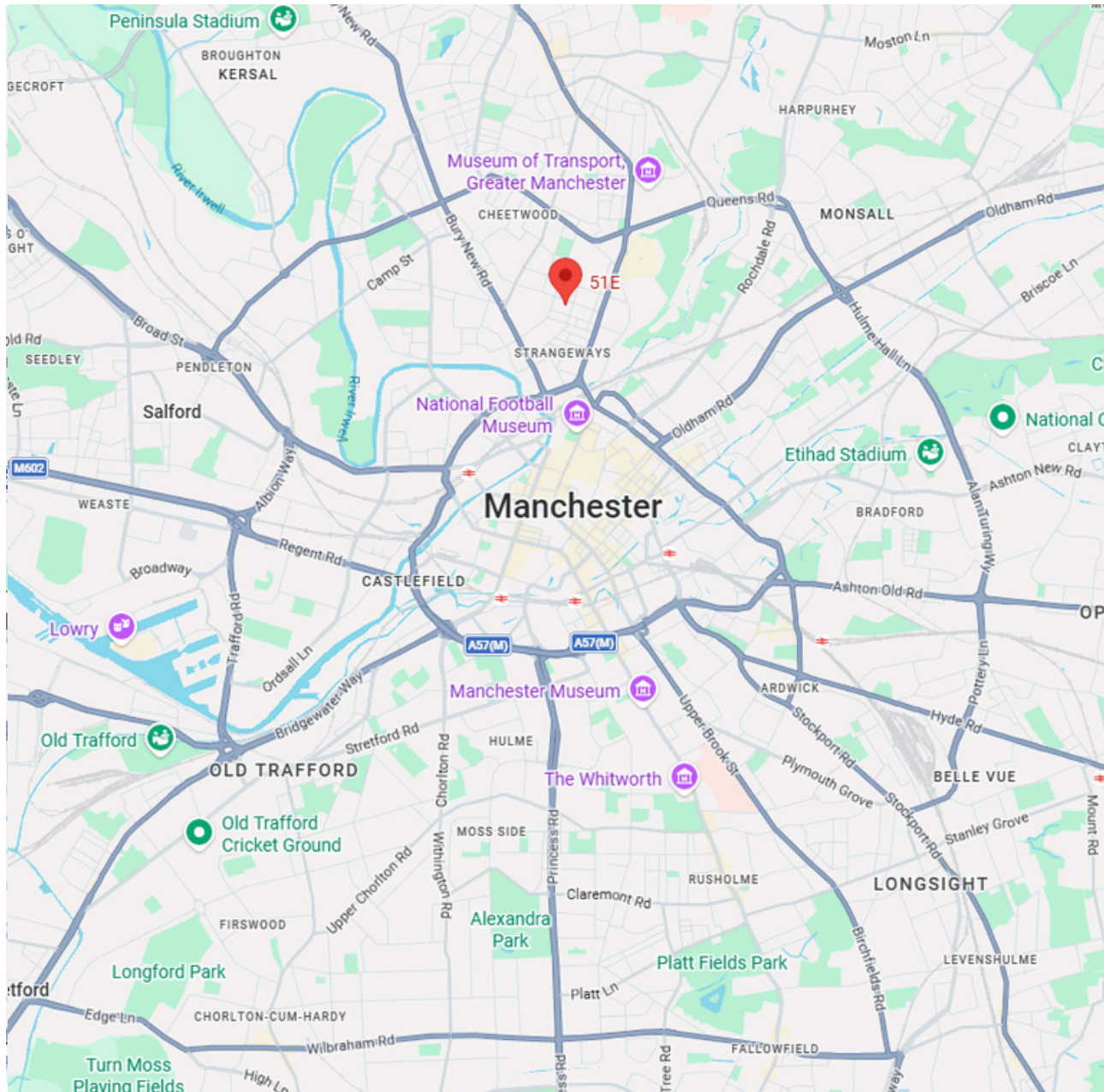
The property further benefits from goods lift access together with stair access, making loading and movement of stock straightforward and practical for day-to-day operations. Secure access doors are also provided.

Manchester Fashion Centre is home to a large number of established wholesalers, retailers, importers and online businesses, creating a strong commercial trading environment with consistent business activity throughout the week.

The property is located close to the ever-busy Cheetham Hill Road, approximately one mile north of Manchester city centre, and benefits from excellent connectivity to the regional motorway network and surrounding transport links.

This represents an excellent opportunity to secure affordable and flexible commercial accommodation within one of Manchester's most established wholesale and trade locations.





## 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.

### Citrus Commercial Circle

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