



**CITRUS**  
COMMERCIAL CIRCLE



## Land To Let - Manswood Drive, Manchester, M8

8,000 sq ft - £3,995 PCM

- Commercial land to let
- Flexible open yard / storage space
- Suitable for a variety of commercial uses (STP)
- Potential for vehicle, container or trade storage
- Suitable for contractor or operational yard use
- Established Cheetham Hill commercial location
- Close proximity to Manchester city centre
- Excellent transport and motorway connectivity

# Land To Let - Manswood Drive, Manchester, M8

An excellent opportunity to lease a parcel of commercial land situated on Manswood Drive in the heart of Cheetham Hill, Manchester.

The site offers flexible outdoor space suitable for a variety of commercial and operational uses including open storage, vehicle storage, contractor's yard, plant storage, container storage, builders' merchants, trade counter use, parking or distribution purposes (subject to the necessary consents).



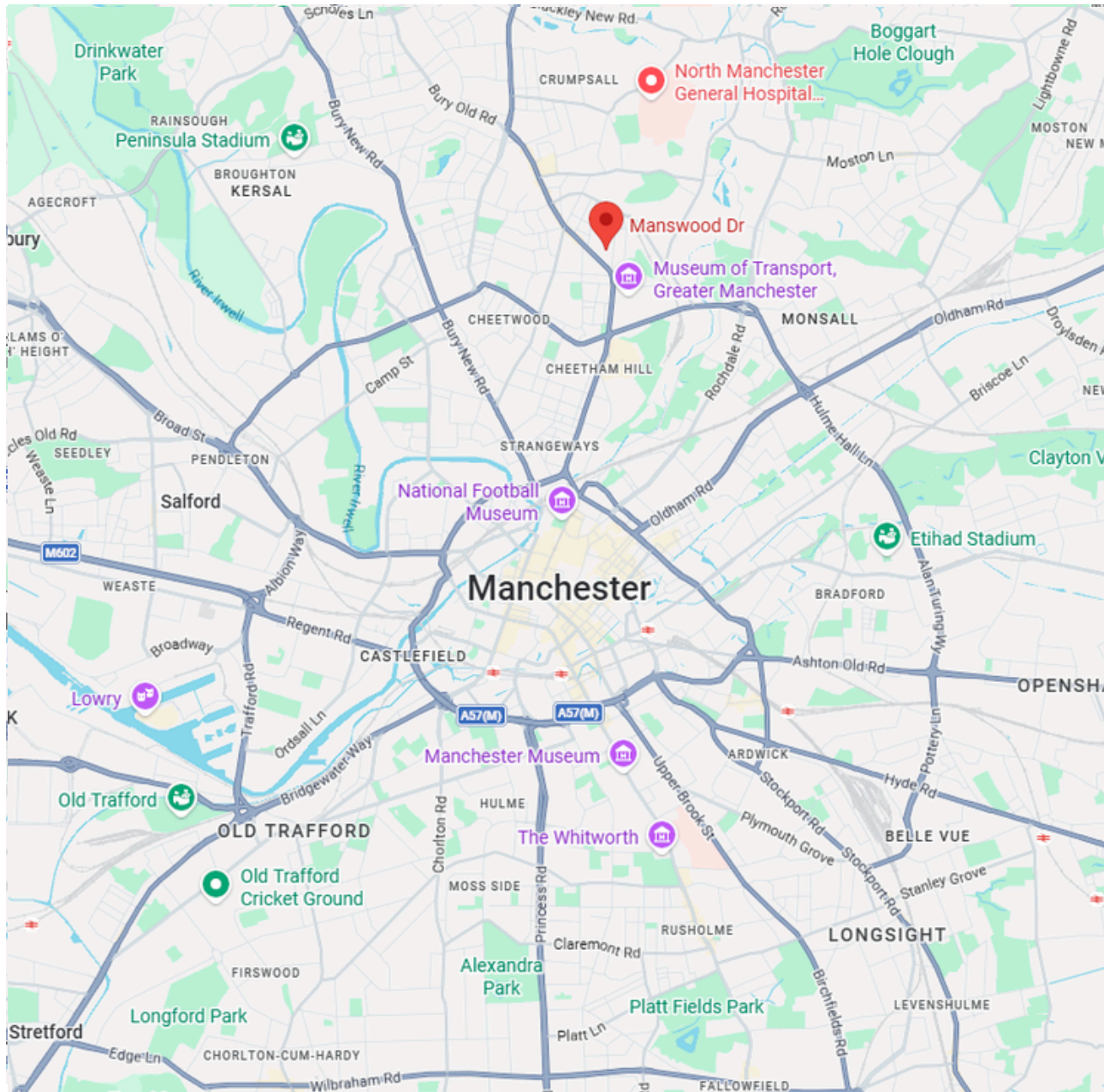
The land is positioned within an established commercial and trade location and would suit occupiers seeking accessible and versatile outdoor accommodation within close proximity to Manchester city centre.

Located within Cheetham Hill's well-known wholesale and commercial district, the property benefits from excellent connectivity to surrounding main routes including Cheetham Hill Road and nearby arterial roads providing direct access into Manchester city centre and the wider motorway network.

The surrounding area is home to a wide range of wholesalers, retailers, trade occupiers and commercial businesses, making it one of Manchester's most established and active trading locations.

This represents a rare opportunity to secure flexible commercial land within a highly accessible and well-established urban trade location.





## Location

Located within Cheetham Hill's well-known wholesale and commercial district, the property benefits from excellent connectivity to surrounding main routes including Cheetham Hill Road and nearby arterial roads providing direct access into Manchester city centre and the wider motorway network.

## Viewings

Viewings by arrangement only.

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