



CITRUS

COMMERCIAL CIRCLE



Large Commercial Premises To Let

21 Cheetham Hill Road, Manchester, M4 4FY

8,500
SQ FT TOTAL

4
FLOOR LEVELS

PRIVATE
UPPER ACCESS

£7,500
PER MONTH

FLEXIBLE ACCOMMODATION

OFFICE • TRAINING • COMMERCIAL

FURNISHED OFFICE & RECEPTION ACCOMMODATION



Citrus Commercial Circle

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NORTH MANCHESTER OFFICE

Atrium House, Manchester Road, Bury, BL9 9SW

CENTRAL MANCHESTER OFFICE

10 St John St, Deansgate, Manchester, M3 4DY

Property Overview

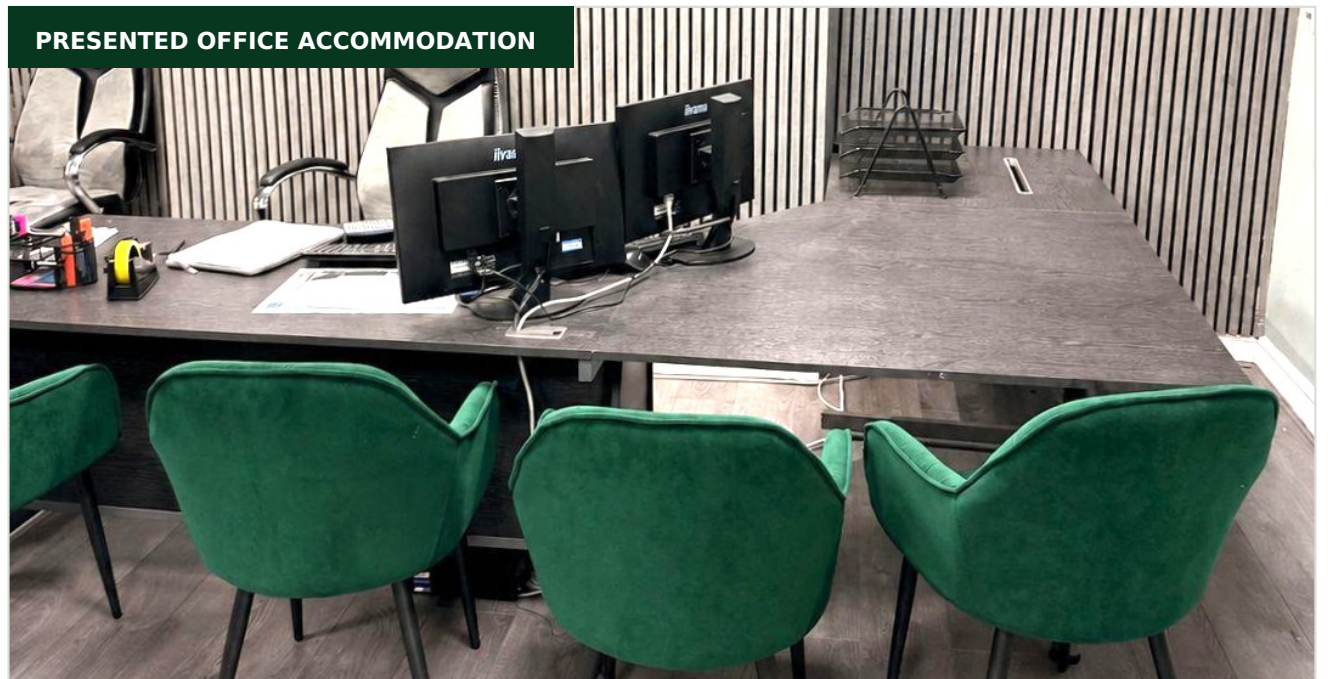
Approximately 8,500 sq ft of versatile multi-floor accommodation

Citrus Commercial Circle is pleased to offer this substantial and highly versatile commercial premises at 21 Cheetham Hill Road, Manchester, providing approximately 8,500 sq ft of accommodation across the ground floor, basement, second and third floors.

The property combines approximately 3,000 sq ft of ground-floor office and basement accommodation with a further 5,500 sq ft across the second and third floors, creating a sizeable premises suitable for a wide range of occupiers. Internally, the property provides a mixture of large rooms, offices and flexible open commercial areas, together with toilet facilities. The layout offers excellent potential for an occupier seeking office, operational, training and storage space within one building.

The configuration provides flexibility for businesses requiring separate departments, training rooms, offices, meeting areas or ancillary storage. The upper floors benefit from a private entrance, providing further occupational flexibility.

The entire accommodation is available together at a combined rental of £7,500 per calendar month.



A rare opportunity to secure sizeable and adaptable accommodation within easy reach of Manchester city centre.

GROUND FLOOR & BASEMENT

Approximately 3,000 sq ft providing office and ancillary accommodation across two levels.

SECOND & THIRD FLOORS

Approximately 5,500 sq ft with a private entrance, offering scope for offices, training, operations and storage.

KEY FEATURES

- ✓ Approximately 8,500 sq ft in total
- ✓ Four levels of accommodation
- ✓ Ground floor and basement: 3,000 sq ft
- ✓ Second and third floors: 5,500 sq ft
- ✓ Multiple large rooms and offices
- ✓ Private entrance to upper floors
- ✓ Toilet facilities
- ✓ Flexible multi-floor layout
- ✓ Rent: £7,500 pcm

Accommodation & Potential Uses

A flexible environment for established and growing businesses



POTENTIAL USES (SUBJECT TO CONSENTS)

● Serviced offices

A multi-room format suitable for flexible office operators.

● Training centre

Separate areas for teaching, meetings and administration.

● Call centre

Sizeable accommodation for team-based operations.

● Professional services

Flexible offices for professional and administrative users.

● Headquarters

Scope for departments, meeting rooms and support functions.

● Healthcare or beauty

Adaptable rooms for suitable treatment-led operators.

● Storage

Basement and ancillary areas may support stock or equipment needs.

● General commercial

Other appropriate commercial uses may be considered.

Location, Rent & Viewing

An accessible Manchester location close to the city centre

21 CHEETHAM HILL ROAD • MANCHESTER M4



Accessible Manchester Location

Situated on Cheetham Hill Road, the property occupies an accessible Manchester location within easy reach of the city centre and surrounding commercial districts.

The multi-floor arrangement enables occupiers to organise offices, operational teams, training rooms, meeting areas and ancillary storage within a single substantial premises.

READY-FITTED OFFICE SPACE



£7,500 PCM

TOTAL	Approximately 8,500 sq ft
LOWER	Ground floor and basement: 3,000 sq ft
UPPER	Second and third floors: 5,500 sq ft
ACCESS	Private entrance serving the upper floors

All stated areas are approximate. Uses are subject to necessary consents.

LETTINGS TEAM

1	James Byrne Senior Negotiator	07501 883220
2	David Smith Senior Negotiator	07501 035218
3	Dax Owen Lettings & Acquisitions Negotiator	07562 158168

VIEWINGS STRICTLY BY APPOINTMENT