



CITRUS

COMMERCIAL CIRCLE



Large Second Floor Commercial Unit To Let

Radcliffe, Manchester, M26 2SG

3,014
SQ FT

4.9M
EAVES HEIGHT

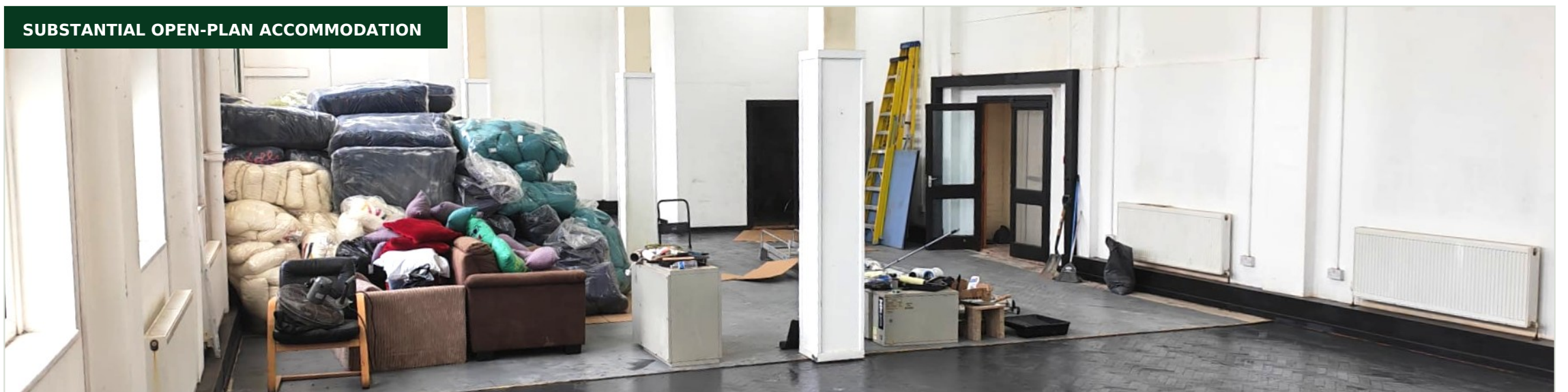
SECOND
FLOOR

DUAL
ACCESS

RENT **£2,800 PCM**

Flexible short or long-term lease options

SUBSTANTIAL OPEN-PLAN 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

Substantial, secure and adaptable second-floor accommodation

Citrus Commercial Circle is pleased to offer this substantial and versatile second-floor commercial unit extending to approximately 3,014 sq ft (280 sq m) in Radcliffe, Manchester. Previously used as a call centre and office administration hub, the property provides a generous open-plan working area together with dedicated office and washroom facilities. With an impressive 4.9m eaves height, the accommodation feels particularly spacious and provides flexibility for a broad range of business requirements.

The unit benefits from gas central heating, high-security entrance doors and secure parking, together with electric and gas supplies via landlord meters.

A particular advantage is the dual access, available from both Globe Industrial Estate, Darbyshire Street and Bridgefield House, Bridgefield Street, providing additional flexibility for staff and day-to-day operations.

Available at £2,800 per calendar month, with both short and longer-term lease options available, the property represents an excellent opportunity for businesses seeking a sizeable, secure and adaptable commercial space in an established Radcliffe location.

A flexible commercial environment with secure parking, high ceilings and two access points.

FLEXIBLE LEASE OPTIONS

The premises are available on either short or longer-term lease arrangements, allowing an incoming occupier to select terms suited to their operational requirements.

BUSINESS RATES

Qualifying occupiers may be eligible for Small Business Rates Relief, subject to individual circumstances and confirmation directly with the relevant local authority.

LARGE OPEN-PLAN WORKING AREA



OFFICE FACILITIES



WASHROOM FACILITIES

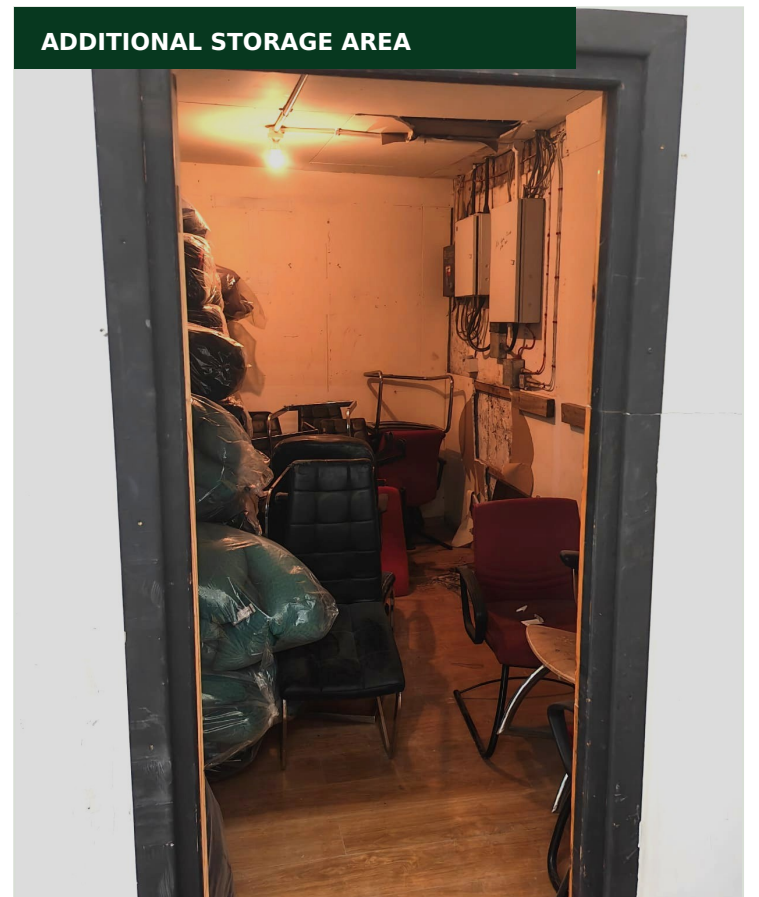


KEY FEATURES

- ✓ Approximately 3,014 sq ft (280 sq m)
- ✓ Impressive 4.9m eaves height
- ✓ Large flexible open-plan accommodation
- ✓ Dedicated office and washroom facilities
- ✓ Gas central heating and metered utilities
- ✓ High-security entrance doors
- ✓ Secure parking provision
- ✓ Dual access from two adjoining streets
- ✓ Rent: £2,800 pcm

Accommodation & Potential Uses

Versatile space for office, commercial, storage and online business requirements



POTENTIAL USES (SUBJECT TO CONSENTS)

● Call centre

A generous layout capable of supporting team-based operations.

● Administrative offices

Flexible space for back-office and operational teams.

● Sales office

Suitable for sales, customer service and support functions.

● Professional services

Adaptable accommodation for a range of business occupiers.

● E-commerce

Useful working, stock and fulfilment space for online retailers.

● Storage & distribution

Substantial accommodation for stock holding and dispatch.

● Studio / workspace

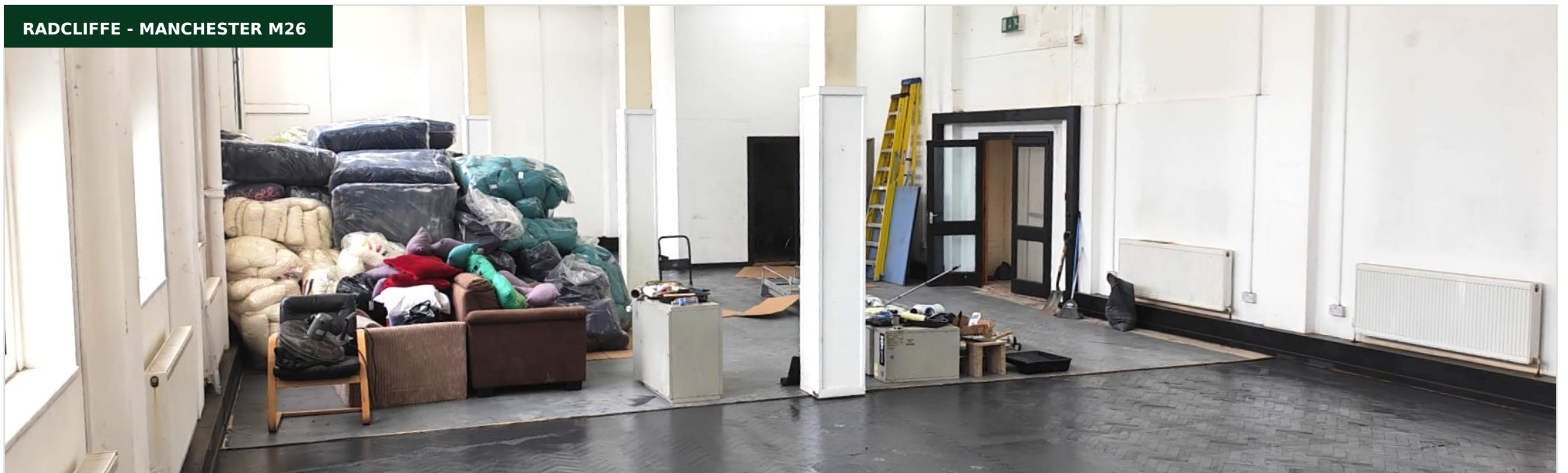
Open-plan space for creative or project-based businesses.

● General commercial

Other suitable business uses may be considered.

Location, Rent & Viewing

A secure and adaptable opportunity in an established Radcliffe commercial location



RADCLIFFE - MANCHESTER M26

Established Radcliffe Location

The property occupies an established commercial position in Radcliffe, providing convenient access for businesses serving Bury, Bolton, North Manchester and the wider Greater Manchester area.

Dual access is available from Globe Industrial Estate, Darbyshire Street and Bridgefield House, Bridgefield Street, supporting flexible staff access and day-to-day operations. Secure parking adds further practical value for an incoming occupier.

HIGH CEILINGS & NATURAL LIGHT



£2,800 PCM

SIZE Approximately 3,014 sq ft (280 sq m)

HEIGHT Approximately 4.9m eaves

LEASE Short or longer-term options available

RATES Potential Small Business Rates Relief*

*Subject to individual circumstances and confirmation with the local authority.

LETTINGS TEAM

- | | | |
|---|---|---------------------|
| 1 | James Byrne
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| 2 | David Smith
Senior Negotiator | 07501 035218 |
| 3 | Dax Owen
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VIEWINGS STRICTLY BY APPOINTMENT



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