



**BROUGHTON COURT**  
**TRADE PARK**  
MANCHESTER | M8 8NN

**Ideal for Trade Counters & Fashion Wholesalers**

**AVAILABLE FOR SALE/TO LET**

High Specification Units from 2,997 to 6,007 sq ft (278 to 558 sq m)

ENTER 



BROUGHTON COURT  
TRADE PARK

Overview



Location

Situation

Cheetham Hill

Description

Specification

Accommodation

Gallery

Viewings



**FOR SALE/TO LET**

**HIGH SPEC UNITS**

from **2,997 sq ft**

**(278.4 sq m)**

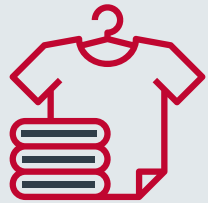
to **6,007 sq ft**

**(558 sq m)**

ideal for...



**TRADE  
COUNTERS**



**FASHION  
WHOLESALE**

Available for  
immediate occupation



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Broughton Court Trade  
Park offers excellent  
transport links

## LOCATION

Broughton Court Trade Park offers excellent transport links with access to the national motorway network via J17 and J19 of the M60 motorway approximately 4 miles and 3.5 miles to the north west and north respectively and also J3 of the M602 approximately 2.5 miles to the south west.



## TRANSPORT LINKS



J17 M60  
Motorway  
4 miles



J19 M60  
Motorway  
3.5 miles



J3 M602  
Motorway  
2.5 miles



Manchester  
Victoria  
1 mile



Cheetham Hill  
Metrolink  
0.8 mile



Manchester  
Airport  
11 miles







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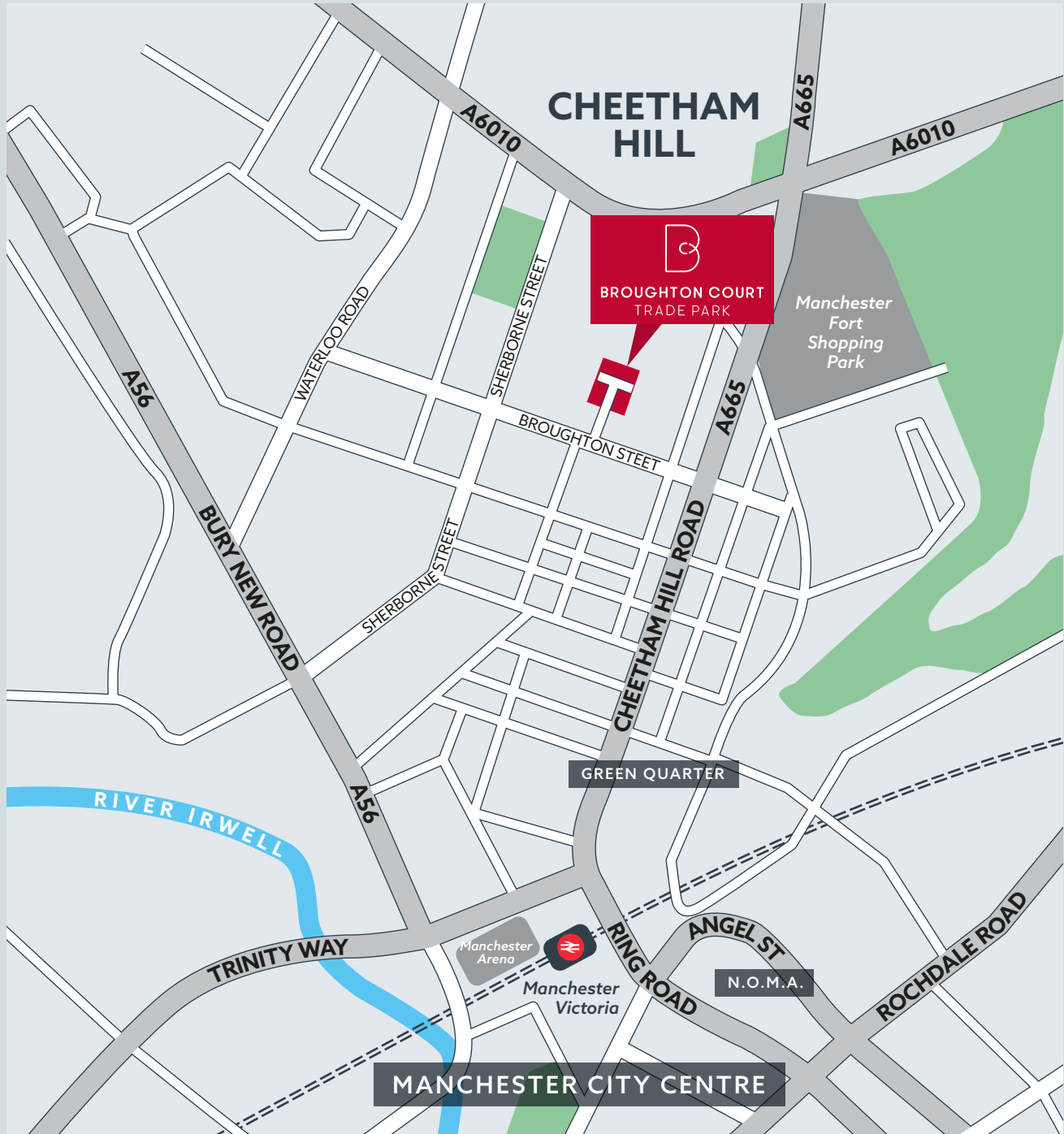
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Terms & Costs

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## SITUATION

Broughton Court Trade Park is a premier trade and industrial location situated on Broughton Street, just off the A665 Cheetham Hill Road and A56 Bury New Road in the heart of Cheetham Hill.

The estate is approximately 1 mile away from Manchester City Centre benefitting from good access links.

88

Broughton Court Trade Park  
is approximately 1 mile away  
from Manchester City Centre

99





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**Cheetham Hill**



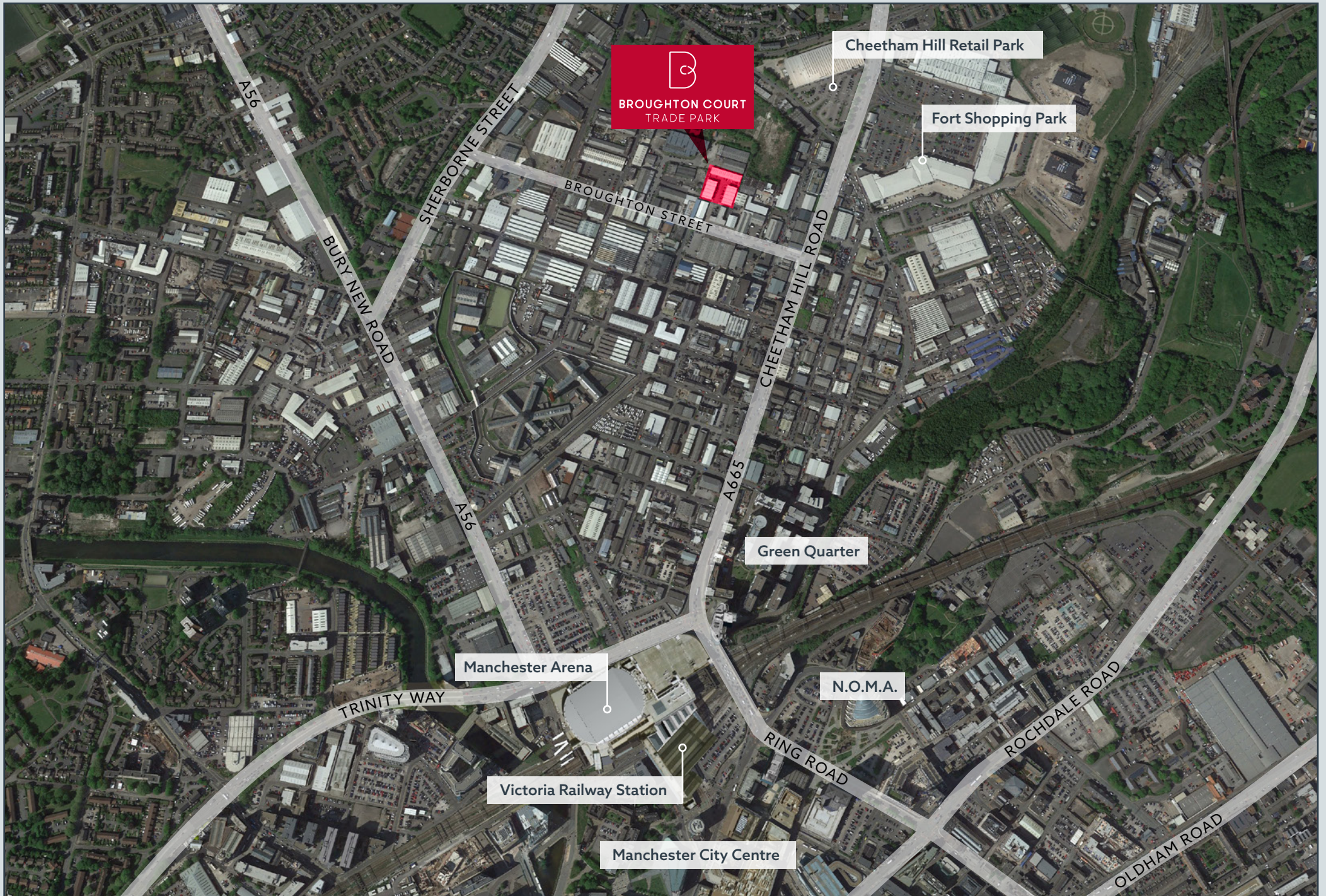
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“  
This is a high  
quality courtyard  
of trade units  
in the heart of  
Cheetham Hill  
”

## DESCRIPTION

This is a high quality courtyard development of trade units within a fully secure site and situated in the heart of Cheetham Hill. The premises are two storey units with part profile and brick elevations with glazed entrances. Each unit benefits from additional sales/storage area at first floor level and have the capability of being combined.

The units are fully alarmed and also benefit from all mains services including three phase electricity. Externally there is designated staff and customer car parking to the front of the buildings.



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# SPECIFICATION

**Each unit benefits from:**

- Three phase electricity
- Fully secure site
- Modern two-storey accommodation
- A glazed entrance (Secured By Design)
- Designated parking
- Electric shutters (Secured By Design)
- CCTV
- Out of hours monitoring, access control and patrol response
- Ability to combine units
- Electric and gas
- W/C
- Kitchenette
- Concrete Slab on 1st floor
- Option for private uncontested fibre optic broadband
- 'BREEAM' Very Good

# KEY FEATURES



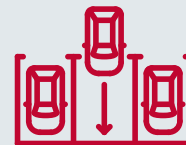
Fully secure  
site



CCTV



Electric  
shutters



Designated  
parking



Three phase  
electricity



Option for fibre  
optic broadband





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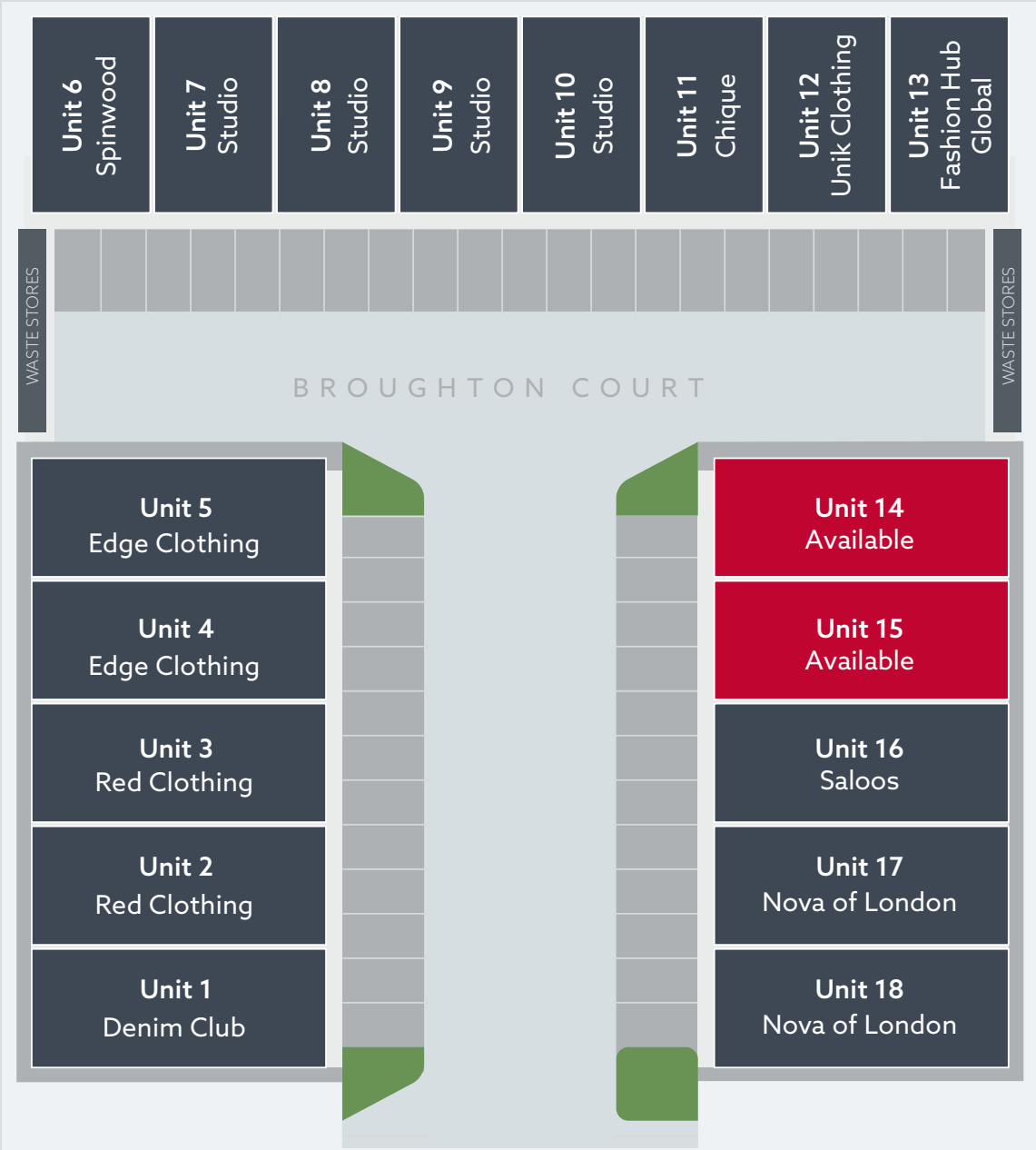
# ACCOMMODATION

The units comprise of the following Gross Internal floor area. Units are available individually or as a whole.

Unit 14	Sq ft	Sq m
Ground Floor	1,439	133.69
First Floor	1,571	145.91
Total	3,010	279.59
Unit 15	Sq ft	Sq m
Ground Floor	1,469	136.44
First Floor	1,528	141.97
Total	2,997	278.42
Total	6,007	558.01



# THE SITE







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## TERMS

The units are available to purchase on a 999 year long leasehold basis. Units are also available by way of new full repairing and insuring leases for terms to be agreed.

## VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

## COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VIEWINGS

For further information, or to arrange a viewing, please contact :

**Davies Harrison**

**Sam Rodgers**

T: 0161 236 9999

M: 07903 518044

E: sam@daviesharrison.com



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