



£999 Per Month PCM

Unit 25 Phoenix Industrial Estate, Failsworth, Manchester, M35 9DS

TO LET

Cousins Estate Agents are pleased to bring to the commercial rental market this industrial lock up unit to Let approximately 2,349 Sq Ft, in a prime location close to excellent transport links near the motorway. Secure shuttered lock up suitable for various trades, and boasting a substantial OFFICE AREA. There is a large car park on site available for all units and customers to use, viewing highly recommended. The rental price is £11,988.00 PLUS VAT per annum (£999 PLUS VAT per month) and is available for immediate viewing and move in. Anyone wishing to view this unit or would like more details should contact Cousins on 0161 681 2371.

£125 PLUS VAT per month

£20 PLUS VAT per month

To be confirmed

Parking is limited and strictly allocated

To be confirmed

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Energy Efficiency Rating		Current	Previous
Very energy efficient - lower running costs (91-95) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
England & Wales EU Directive 2009/EEC			
Environmental Impact (CO₂) Rating (92-105) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		Current	Previous
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