



**£673 PCM PCM**

38 Phoenix Industrial Estate, Failsworth, Manchester, M35 9DS

**TO LET**

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Cousins are pleased to bring to the commercial rental market this industrial lock up unit to Let approximately 1000 Sq Ft, in a prime location close to excellent transport links near the motorway. Secure shuttered lock up suitable for various trades. There is a large car park on site available for all units and customers to use, viewing highly recommended. The rental price is listed at £673 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.

## Credit References and Deposit

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.

## Directions

