



£673 PCM PCM

Unit 40 Phoenix Industrial Estate, Failsworth, Manchester, M35 9DS

TO LET

Unit 40 Phoenix Industrial Estate, Failsworth, Manchester, M35 9DS

Cousins Estate Agents 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 £8,072 PLUS VAT per annum 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.

Service Charge

£100 PLUS VAT per month

Water

£20 PLUS VAT per month

Insurance

To be confirmed

Parking

Parking is limited and strictly allocated

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

