

**£673 Per Month + VAT**

**1003.00 sq ft**

39

TRADE COUNTER  
ENTRANCE

**Unit 39, Phoenix Industrial Estate, Cheetham Street, Failsworth M35 9DS**

# Summary

Please note: No motor trade activities permitted, including vehicle storage or mechanical work.

Amco commercial are delighted to offer this impressive industrial unit on Cheetham Street. Offering a generous space of 1,003sqft, making it an ideal choice for businesses seeking a functional and versatile environment. The property is well-positioned, providing easy access to major transport links, which is essential for logistics and connectivity.

The unit boasts a practical split plan layout that can accommodate a variety of industrial uses, whether you are looking to expand your operations or start anew. The spacious interior allows for efficient workflow and can be tailored to meet your specific business needs. With ample room for storage, production, or workshop activities, this property is designed to support your enterprise's growth.

Surrounded by a vibrant community of businesses, this location benefits from a supportive network and a steady flow of potential customers. The surrounding area is well-served by local amenities, ensuring that both staff and clients have access to essential services.

This industrial unit on Cheetham Street presents a fantastic opportunity for those looking to establish or expand their business in a thriving area. With its strategic location and spacious design, it is a property that should not be overlooked.

Service Charge: £150 + VAT per month (fixed and capped)  
Water (Drainage): £30 + VAT per month  
Insurance (Annually)

## Key Features

## Enquiries & Viewings

For further information or to arrange a viewing of this property, please contact our office:  
0161 773 3978  
[info@amcocommercial.co.uk](mailto:info@amcocommercial.co.uk)

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