

£2,430 Per Month + VAT

4166.00 sq ft

A wide-angle photograph of a large, empty industrial unit. The space is characterized by a high ceiling with exposed concrete beams and a network of blue-painted pipes. The walls are made of light-colored concrete blocks, and the floor is a smooth, reddish-brown surface. Several white-painted concrete pillars support the ceiling. In the background, there are large windows and a partially open bay door. The overall atmosphere is that of a clean, ready-to-use commercial space.

Unit S5, Royal Oak Works, Oak Street, Pendlebury, Swinton M27 4FL

Summary

Amco Commercial are delighted to offer this substantial open-plan commercial unit at Royal Oak Works, Oak Street, Pendlebury. The unit has a regular column grid throughout with white-painted concrete beams and columns, blockwork walls, and a smooth concrete floor.

It is a generous, well-lit space let as a single self-contained demise and works naturally for warehousing, trade, light industrial, or open-plan workspace use. Exact dimensions will be confirmed on viewing.

The unit is available immediately on flexible lease terms. A 5% service charge applies to the site. The unit is elected for VAT so all charges are plus VAT. Electricity is supplied via smart meter and tenants top up directly. Water is included within the service charge, subject to submetering for businesses with high water consumption.

The property is in Pendlebury, Swinton, close to the A580 East Lancashire Road and the M60 and M61 motorway interchange. Swinton railway station is nearby and regular bus services run through the area. On-site parking is available to the rear. Further space is available on-site in a range of sizes and can be discussed once interest is confirmed.

Key Features

- Drive In Unit
- Available Immediately
- Secured By Electric Roller Shutter
- On-Site Parking
- Prominent Location

Enquiries & Viewings

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

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