

£654 Per Month + VAT

1426.00 sq ft

Unit 12, 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 Unit 12 on the Phoenix industrial estate. It is a self-contained, brick-built industrial unit of approximately 1,426 sq ft (132.5 sq m), off Cheetham Street in Failsworth. The estate is well placed for the A62 Oldham Road, which runs directly into Manchester city centre, and for the M60 orbital motorway, so the wider Greater Manchester region is easy to reach. The estate has CCTV and security lighting, giving occupiers a secure place to operate.

The unit has a roller shutter loading door and a separate steel pedestrian entrance. Inside is a mostly open-plan floor with a concrete floor and painted blockwork walls. A block-built internal store has a raised storage deck above it, reached by a staircase, which adds extra storage without taking up floor space. Roof lights in the steel-framed roof bring in natural light, and there is fluorescent lighting and industrial power points throughout. A WC with a wash basin completes the accommodation.

The unit is offered in its current condition, and the rent has been set to reflect that. It will suit storage, trade counter, workshop or light industrial occupiers who want practical, low-cost space with simple, transparent running costs. Viewing is strongly recommended, and prospective tenants should inspect the unit and satisfy themselves on its condition before committing.

Service Charge: £175 + VAT per month (fixed and capped)

Water (Drainage): £50 + VAT per month

Insurance: £1,010.52 +VAT (Annually)

Key Features

- Low, predictable running costs
- Flexible, practical space
- Secure, established estate
- Well connected

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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