

£1,250 Per Month + VAT

1364.00 sq ft

Unit S3, Royal Oak Works, Oak Street, Pendlebury, Swinton M27 4FL

Summary

Amco Commercial are delighted to offer this combined workshop and commercial space at Royal Oak Works, Oak Street, Pendlebury. The space is a single self-contained demise comprising a main workshop fitted with an overhead crane and hoist, plus an interconnecting open-plan area providing additional floor space alongside it.

There is also a separate office room with a window to the exterior and its own independent access, giving the overall unit a practical split between workshop, open floor, and ancillary space. The unit has white-painted blockwork walls, a concrete floor, and good working height throughout.

The space is let as a single self-contained unit and 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, with good road access to the A580 East Lancashire Road and the M60 and M61 motorway interchange. Swinton railway station is close by and bus services run regularly through the area. On-site parking is available to the rear. Further space is available elsewhere on the site 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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