amco commercial

£4,985 Per Month + VAT

10245.00 sq ft

Unit 1, Royal Oak Works, Oak Street Pendlebury, Swinton, Manchester M27 4FL

www.amcocommercial.co.uk

Summary

Amco Commercial are delighted to offer this large clear-span warehouse unit at Royal Oak Works, Oak Street, Pendlebury. The unit is a steel portal frame building measuring approximately 21.84m x 43.58m (10,248 sq ft / 952 sq m) with no internal columns across the entire floor plate.

Rooflights run the full length of the roof providing excellent natural daylight throughout, supported by high-bay industrial lighting, and a large roller shutter gives level vehicle access directly from the yard.

The unit is available immediately and can be configured to suit an occupier's specific requirements, whether that means taking the full footprint or a smaller demise within the space. It is well suited to warehousing, distribution, manufacturing, trade counter, or large-format storage use.

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 direct access onto the A580 East Lancashire Road and a short drive to the M60 and M61 motorway interchange. Swinton railway station is close by and multiple bus routes serve the area. 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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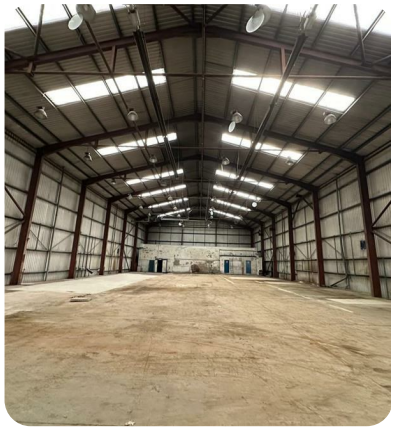

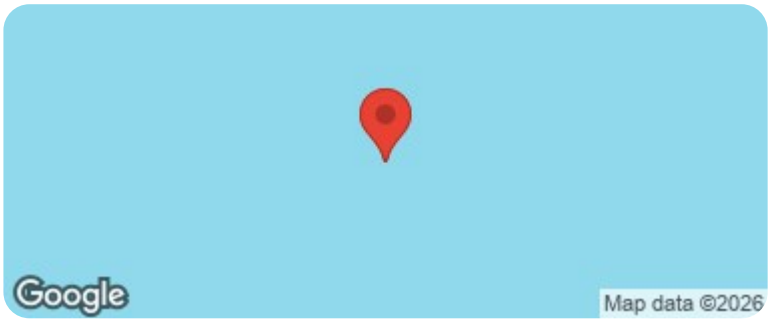

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