amco commercial

£550 Per Month + VAT

550.00 sq ft

Unit S6, Royal Oak Works, Oak Street, Pendlebury, Swinton M27 4FL

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Summary

Amco Commercial are delighted to offer this large open-plan commercial and industrial unit at Royal Oak Works, Oak Street, Pendlebury. The unit has its own dedicated roller shutter providing self-contained independent access and benefits from a coffered beamed ceiling, blockwork walls, and a level concrete floor across the full floor plate. It is a versatile, well-proportioned space suited to warehousing, trade, workshop, or open-plan workspace use. Exact dimensions will be confirmed on viewing.

The unit is available immediately and can be configured to suit an incoming occupier's requirements.

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 close by and regular bus services run through the area. On-site parking is available to the rear. Further space is available elsewhere on the site and can be discussed and priced once interest is confirmed.

Key Features

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

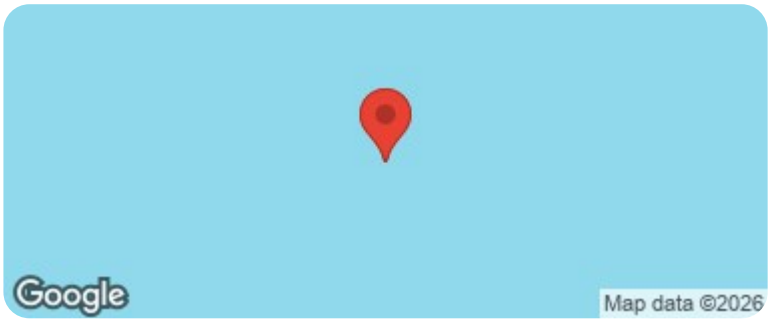
Enquiries & Viewings

For further information or to arrange a viewing of this property, please contact our office:

0161 773 3978

info@amcocommercial.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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