

£3,985 Per Month + VAT

7707.00 sq ft

Unit 2, Royal Oak Works, Oak Street, Pendlebury, Swinton M27 4FL

Summary

Amco Commercial are delighted to offer this steel-framed industrial and warehouse unit at Royal Oak Works, Oak Street, Pendlebury, measuring approximately 25.59m x 27.96m (7,707 sq ft / 716 sqm).

The unit has good eaves height, rooflight panels, with a roller shutter door opening directly onto the rear service yard. An internal cabin is suitable for use as a site office or staff room, and a side room provides additional welfare space.

The unit is available immediately and can be configured to suit an occupier's requirements, whether that means taking the full space or a smaller demise within it. It works well for industrial, warehouse, workshop, and trade 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 good access 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. 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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