

£860 Per Month + VAT

1216.00 sq ft

Unit S2, Royal Oak Works, Oak Street, Pendlebury, Swinton M27 4FL

Summary

Amco Commercial are delighted to offer this self-contained commercial unit at Royal Oak Works, Oak Street, Pendlebury.

The unit is set within the established brick-built block on the site and has a long open-plan layout with exposed brick walls, a coffered concrete ceiling, and windows along one side providing natural daylight. It has its own roller shutter providing independent ground-floor access and is let as a single self-contained demise. It lends itself well to studio, workshop, creative, or light trade use.

The unit 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 access to the A580 East Lancashire Road and the M60 and M61 motorway interchange. Swinton railway station is close by and multiple bus routes serve the area. On-site parking is available to the rear. 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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