

£820 Per Month + VAT

1158.00 sq ft

Unit S1, Royal Oak Works, Oak Street, Pendlebury, Swinton M27 4FL

Summary

Amco Commercial are delighted to offer this self-contained ground-floor commercial unit at Royal Oak Works, Oak Street, Pendlebury, measuring approximately 6.91m x 15.56m (1,150 sq ft / 107 sq m).

The unit sits within the brick-built section of the site and has its own roller shutter providing independent access. Internally the space is open-plan with a coffered concrete ceiling, white-painted walls, and a concrete floor, and works well for workshop, light trade, studio, or general commercial use.

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 nearby and several bus routes run through 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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