

amco commercial

£2,250 Per Month + VAT

3432.00 sq ft

Unit 3, Royal Oak Works, Oak Street, Pendlebury, Swinton, M27 4FL

www.amcocommercial.co.uk

Summary

Amco Commercial are delighted to offer this open-plan ground-floor commercial and industrial space at Royal Oak Works, Oak Street, Pendlebury, measuring approximately 21.17m x 15.04m (3,432 sq ft / 319 sq m).

The space has a steel frame structure, good working height, and a level concrete floor throughout. It sits naturally between the larger warehouse units and the suites section of the site and is suited to workshop, light industrial, storage, studio, or open-plan commercial use.

The unit is available immediately and can be configured or subdivided to suit occupier requirements. It can also be combined with adjoining accommodation if a larger footprint is needed.

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 regular bus services run through the area. 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

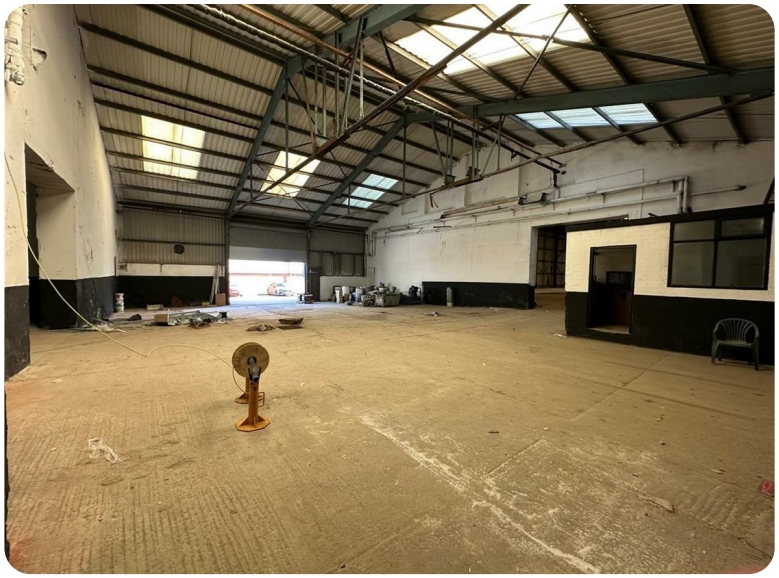
Enquiries & Viewings

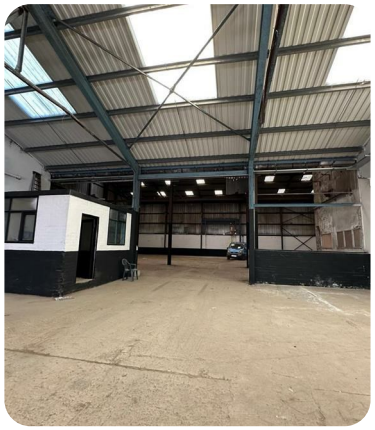
For further information or to arrange a viewing of this property, please contact our office:

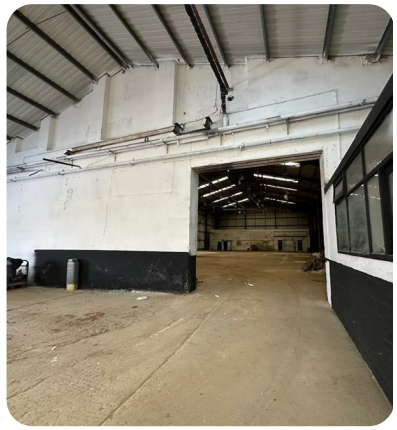
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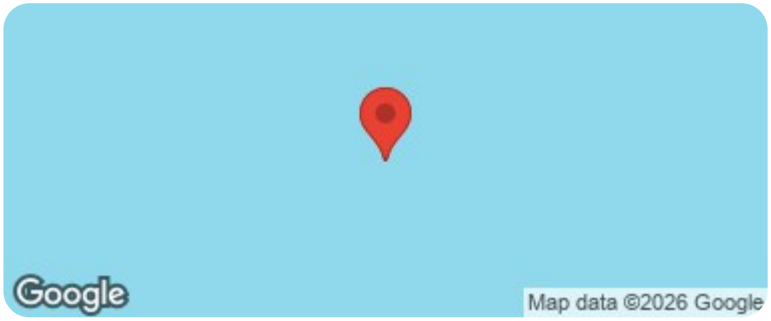
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