



**AVAILABLE NOW - Secure industrial/storage premises in the
centre of Manchester for as little as £175 per week!**

Sandfield Business Park

Failsworth Industrial Estate, Manchester,
M35 0BN

Industrial / Storage

TO LET

550 to 2,000 sq ft

(51.10 to 185.81 sq m)

Where your business belongs

Sandfield Business Park, Failsworth Industrial Estate, Manchester, M35 0BN

Summary

Available Size	550 to 2,000 sq ft
Rent	£9,100 per annum From
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

AVAILABLE NOW - Secure industrial/storage premises in the centre of Manchester for as little as £175 per week!

Located just off Oldham Road in the highly sought after industrial neighbourhood of Failsworth within 2 miles of city centre Manchester and 5 miles from Oldham, we are pleased to be able to showcase a selection of industrial units at the long-established Sandfield Business Park.

Independent and self-contained, units available at Sandfield are purpose-built and come fitted with a roller shutter and a 3-phase electrical supply, making them ideal for light industrial or storage use.

Oldham Road and Broadway provide unrivalled access to the M60, Manchester's circular ring road, in less than 10 minutes - making all of Greater Manchester easily accessible.

On-site secure gated parking is included, with CCTV ANPR private monitoring in operation on entry and exit of the site.

Sandfield Business Park has been operating in the same location for over 50 years with unrivalled tenant retention and satisfaction. All units benefit from 24/7 CCTV monitoring and round the clock on-site security, with a dedicated management team taking care of maintenance and tenant support daily.

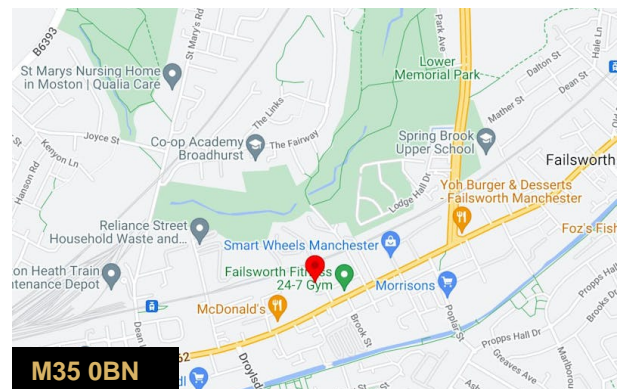
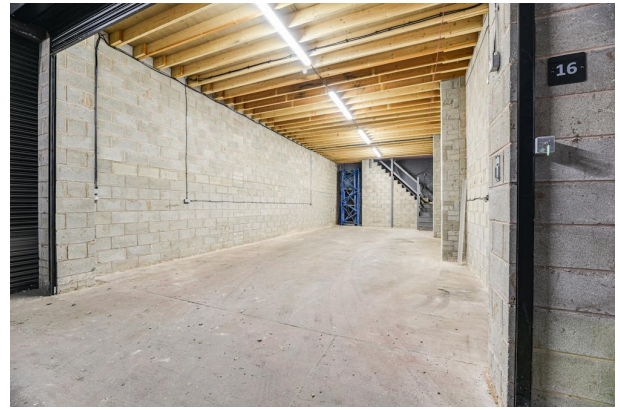
Depending on your business requirements, self-storage shipping containers and/or yard space options are also available within Sandfield Business Park upon request.

Business Rates and VAT subject to size.

Service charge may be applicable.

Location

Located just off Oldham Road in the highly sought after industrial neighbourhood of Failsworth within 2 miles of city centre Manchester and 5 miles from Oldham.



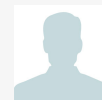
Viewing & Further Information



Simon Harvey

0161 764 4440

commercial@pearsonferrier.co.uk



Stuart Pearson

07956405651

stuart.pearson@pearsonferrier.co.uk

More properties @ [pearsonferrier.co.uk](https://www.pearsonferrier.co.uk)