



**210 SQ FT Offices in the centre of Manchester for as little as £80 per week!**

## **Sandfield Business Park**

Failsworth, Manchester, M35 0BN

Office

# **TO LET**

**210 sq ft**

(19.51 sq m)

**Where your business belongs**

# Sandfield Business Park, Failsworth, Manchester, M35 0BN

## Summary

Available Size	210 sq ft
Rent	£4,160 per annum
Business Rates	Upon Enquiry
VAT	Not applicable
EPC Rating	Upon enquiry

## Description

AVAILABLE NOW - Offices in the centre of Manchester for as little as £80 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 various sized offices at the long-established Sandfield Business Park.

210+ sq ft Ground floor and first floor Offices situated on industrial park to let close to Manchester city centre  
Excellent kitchen and bathroom facilities  
Off road Parking

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.

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, other sized offices, self-storage shipping containers and/or yard space options are also available within Sandfield Business Park upon request.

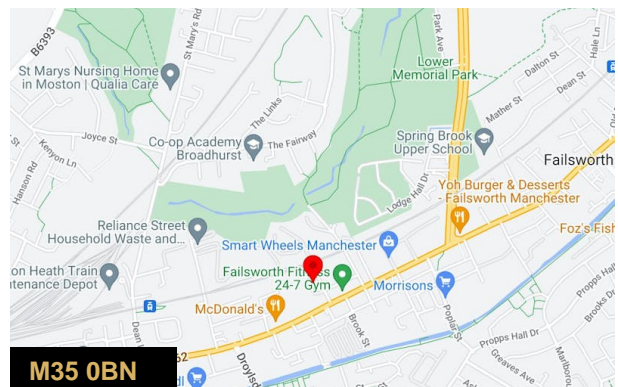
Business rates may be exempt

VAT is exempt

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.



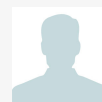
## Viewing & Further Information



**Simon Harvey**

0161 764 4440

commercial@pearsonferrier.co.uk



**Stuart Pearson**

07956405651

stuart.pearson@pearsonferrier.co.uk

**More properties @ [pearsonferrier.co.uk](http://pearsonferrier.co.uk)**