



**£1,675 Per Month PCM**

Unit 12E, Wilsons Park Monsall Road, Manchester, M40 8WN

**TO LET**

# Unit 12E, Wilsons Park Monsall Road, Manchester, M40 8WN

\*\*\*\*\*ALL PRICES ARE EXCLUDING VAT \*\*\*\*\*AVAILABLE DECEMBER\*\*\* Cousins Estate Agents are pleased to bring to the commercial rental market this secure industrial unit to Let measuring 1994 Sq Ft, in a prime location close to excellent transport links on Oldham Road, suitable for various trades. This quality unit features double door access via internal corridor a kitchen and benefits from free car parking, secured via electronic gates, a CCTV monitoring system and 24/7 access to your unit. There is also a reception, which offers postal and franking services.

VAT is applicable

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
England & Wales		EU Directive 2002/91/EC	