

FAILSWORTH: 754 OLDHAM ROAD, FAILSWORTH, M35 9FE. T: 0161 681 2371 LEES: 102 HIGH STREET, LEES, OLDHAM, OL4 5DJ. T: 0161 628 7660







£1,125 PCM PCM TO LET

Unit 3 Phoenix Industrial Estate, Failsworth, Manchester, M35 9DS

Cousins are pleased to bring to the commercial rental market this industrial lock up unit to Let measuring 2438 Sq Ft, in a prime location close to excellent transport links near the motorway. Secure shuttered lock up suitable for various trades. This unit benefits from street front access with a retail-like entrance and could potentially be used as a supply/trade outlet. There is a large car park on site available for all units and customers to use, with additional public parking along the side street. viewing is highly recommended.

Rent

Rent = £13,500 plus VAT per annum / £1,125 plus Vat per month Upfront – One month rent plus VAT

Lease Term

Three Years

Service Charge

£115 plus VAT per month

Deposit

£3,500

Buildings Insurance

TBC

Electricity

via pre-paid metro meter

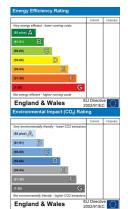
Water (Drainage)

£20 plus VAT per month

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 $1\frac{1}{2}$ times the monthly rent, the first months rent in advance and an administration fee.

Directions





Zoopla

rightmove 🔷

