



**£1,125 PCM PCM**

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

**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 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			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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