

DETACHED SINGLE STOREY WAREHOUSE

5,529 sq ft (513.66 sq m)



Unit 3, Castle Industrial Estate, Beresford Street, Failsworth, Manchester, **M35 0HW**

LOCATION

Castle Industrial Estate is situated on Beresford Street off Oldham Road, Failsworth. The estate is located 200 metres away to the east of the busy Broadway/Oldham Road junction. This in turn provides excellent access to both junction 21 and 22 of the M60 Manchester ring road. Manchester City Centre is located 3 miles to the South West of the estate and can be reached directly via Oldham Road within a 15-minute drive.

DESCRIPTION

The property comprises a detached warehouse with a shared yard fronting the unit. The property benefits from the following: -

- Concrete floor
- Drive in level loading with roller shutter access
- 4.75 metres to the eaves
- Roof lights throughout
- Fluorescent lighting
- Internal office
- W/C's
- Secure entrance

RATEABLE VALUE

We understand the rateable value to be £10,500, however, occupiers are advised to make their own enquiries of the Local Rating Authority.

SERVICE CHARGE

A service charge will be levied in addition to the rent for the upkeep of the common areas and the building fabric. An apportioned building insurance premium is also payable.

RENT

The property is available by way of a new lease on terms to be agreed at a rental of £20,000 per annum. No VAT will be charged on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC can be made available upon request.