/INDURENT

Industrial

# UNIT 207 - SITE B | PHOENIX CLOSE INDUSTRIAL ESTATE

Heywood, Rochdale, OL10 2JG



## UNIT 207 - SITE B | 1,069 SQ FT

### Industrial unit with office Accommodation

This newly refurbished 1,069 sq ft unit provides a clean, modern and flexible space, ideal for a variety of industrial, workshop or storage uses.
Key features include:
- Newly refurbished throughout
- 1,069 sq ft
- 3 phase power supply
- Roller shutter loading door
- Ancillary office space
- Welfare and WC facilities
- Service yard access
- Car parking provision
- Excellent access to the M62

Phoenix Close Industrial Estate is a popular and well established industrial estate in Heywood, conveniently located close to the M62 motorway network.
The estate comprises 12 industrial units ranging from approximately 1,000 sq ft to 10,000 sq ft, catering for a wide range of occupiers, from growing start ups through to established businesses.



| Lease Type | New |
|---|---|

## Unit Summary

- 3 Phase Power
- Premier Industrial Location
- 24 Hour Access
- Flexible Space
- Car Parking
- Fire Alarm System

View Virtual Tour

| | Per Annum | Per Sq Ft |
|---|---|---|
| Rent | £15,100.00 | £14.13 |
| Rates | £3,824.84 | £3.58 |
| Maintenance Charge | £1,700.00 | £1.59 |
| Insurance | £213.80 | £0.20 |
| Total Cost | £20,838.64 | £19.49 |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/UIP0101619

+44(0) 808 169 7554

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## Location

Phoenix Close is excellently situated off Green Lane, Heywood. The estate lies within one mile of Junction 19 of the M62 motorway, providing immediate access to the national motorway network

**Road**
M60: 1 mile

**Airport**
Manchester Airport: 25 miles

**Rail**
Castle Railway: 1 miles

## Additional Information

| | |
|---|---|
| Planning Class | General Industrial |
| Lease Summary | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings | Contact us now to arrange a viewing. |
| Legal Costs | Each party will be responsible for their own legal costs incurred. |
| EPC | B (46) |

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## Key Contact



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