/INDURENT



Industrial

UNIT 53 | MOUNTHEATH TRADING ESTATE

Ardent Way, Prestwich, M25 9WE

UNIT 53 | 1,517 SQ FT

Industrial Unit

Unit 53 at Mountheath Trading Estate offers 1,517 sq ft of flexible industrial space suitable for a range of uses, including light manufacturing, storage, and distribution. The unit benefits from 3-phase power, WC facilities, ample car parking, and generous circulation space, making it ideal for businesses requiring operational flexibility. The estate is well maintained and provides 24-hour access within a secure environment.
Located just 2 miles south of Junction 17 of the M60 and 4 miles north of Manchester City Centre, the estate benefits from excellent transport links. Prestwich Town Centre is within walking distance, while Manchester Airport and Piccadilly Railway Station are both easily accessible, providing convenient connections to key transport hubs.

Lease Type	New



Unit Summary

- 3 Phase Power
- Secure Estate
- 24 Hour Access
- LED Lighting
- Car Parking
- WC Facilities

	Per Annum	Per Sq Ft
Rent	£19,800.00	£13.05
Rates	£6,696.00	£4.41
Maintenance Charge	£3,800.00	£2.50
Insurance	£303.40	£0.20
Total Cost	£30,599.40	£20.17

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/UIP0101770

+44(0) 808 169 7554

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Location

Mountheath Trading Estate is positioned on Ardent Way, within walking distance of Prestwich Town Centre. The estate lies approximately 2 miles south of junction 17 of the M60 and 4 miles north of Manchester City Centre

Road
M60: 1 mile

Airport
Manchester: 20 miles

Rail
Piccadilly Railway: 5 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	A (20)

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Key Contact



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"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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