/INDURENT



Industrial

UNIT 55 | MOUNTHEATH TRADING ESTATE

Ardent Way, Prestwich, M25 9WE

UNIT 55 | 960 SQ FT

Industrial Unit in Prime Location

Unit 55 at Mountheath Trading Estate offers 960 sq ft of flexible industrial space suitable for a variety of uses, from light manufacturing to storage and distribution. The unit benefits from 3-phase power, WC facilities, ample car parking, and circulation space, making it ideal for businesses requiring operational flexibility. The estate offers 24-hour access and is well-maintained, providing a secure environment for tenants.
Located just 2 miles south of Junction 17 of the M60 and 4 miles north of Manchester City Centre, the estate offers excellent transport links. The unit is within walking distance of Prestwich Town Centre and is also conveniently located near Manchester Airport and Piccadilly Railway Station, offering easy access to key transport hubs.

Lease Type	New



Unit Summary

- 3 Phase Power
- 24 Hour Access
- Premier Industrial Location
- Flexible Space
- CCTV
- WC Facilities

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£17,900.00	£18.65
Rates	£4,860.00	£5.06
Maintenance Charge	£2,500.00	£2.60
Insurance	£192.00	£0.20
Total Cost	£25,452.00	£26.51

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/UIP0101771

+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	B (43)

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Key Contact



Natalie Loboda
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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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