



CITRUS COMMERCIAL CIRCLE

Industrial / warehouse unit to let

SANDFIELD BUSINESS PARK

Failssworth, Manchester



Approx. 1,250 sq ft

Self-contained industrial / warehouse unit

£2,250 PCM

Available now | Three-phase electricity



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The premises & key features

Flexible accommodation for your business

Citrus Commercial Circle is pleased to offer this self-contained industrial / warehouse unit extending to approximately 1,250 sq ft within the well-established Sandfield Business Park in Failsworth, Manchester.

The versatile accommodation suits light industrial operations, workshops, storage, distribution, e-commerce, trade activities and general business use, subject to any necessary consents.

Roller shutter access and three-phase electricity provide practical industrial facilities. Additional shipping containers, industrial accommodation and yard space may be available within the park.

Images may have been digitally enhanced for marketing purposes.

- Approx. 1,250 sq ft | Available now
- Self-contained industrial / warehouse unit
- Roller shutter and three-phase electricity
- Workshops, storage and light industrial uses (STP)
- Established business park for over 50 years
- 24/7 CCTV and round-the-clock on-site security
- ANPR vehicle monitoring
- Secure gated parking and on-site management
- Convenient access to the M60



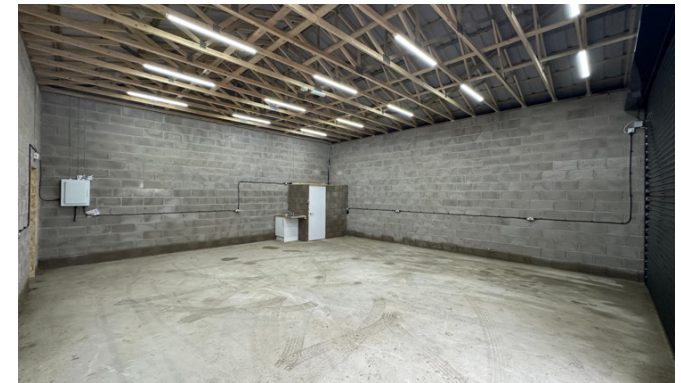


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Accommodation gallery

A practical setting for commercial operations

Internal and external views of the unit. All areas are approximate and proposed uses are subject to any necessary consents.





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Location, security & viewings

Established. Secure. Well connected.

Sandfield Business Park is just off Oldham Road in Failsworth, approximately 2 miles from Manchester city centre and 5 miles from Oldham. Oldham Road and Broadway connect to the M60 in approximately 10 minutes, linking Greater Manchester and the wider North West.

Established for over 50 years, the park offers 24/7 CCTV, round-the-clock on-site security, gated parking and ANPR monitoring at the entrance and exit. A dedicated management team supports site maintenance and tenants.

ACCOMMODATION & TERMS

Approx. 1,250 sq ft
£2,250 PCM

Business rates and VAT: subject to applicable assessments and arrangements.
Service charge may apply.

VIEWINGS STRICTLY BY APPOINTMENT

James Byrne

Senior Negotiator

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Lettings & Acquisitions Negotiator

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OFFICE ENQUIRIES

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