

TO LET Industrial/Business Unit

486 sq ft (45.19 sq m)



- **Prominent Trading Estate**
- **Close to Junction 3 of the M66**
- **Ideal starter unit at economical rent**
- **Available from 23 January 2016**

**Unit 22, Pilsworth Road Industrial Estate,
Pilsworth Road, Bury, BL9 8RE**

SITUATION

The premises are situated on the popular Pilsworth Road Industrial Estate, off Pilsworth Way. It is within a traditional industrial area and benefits from excellent access to the local 'A' roads and is within ½ mile of junction 3 of the M66 motorway.

DESCRIPTION

The unit is single-storey, of concrete block and profile steel construction set beneath an asbestos roof. The unit has toilet facilities, a manual roller shutter door and would be suitable for production, storage or light assembly.

Use for vehicle repairs is NOT permitted.

ACCOMMODATION

	Sq ft	Sq m
Unit 22	486	45.19

TENURE

The premises are available on a flexible full repairing and insuring lease, for a term of three years.

A rental deposit equivalent to six months will be required and held for the duration of the term.

RENTAL

£4,500 per annum, plus VAT.

Equating to £86.54 per week, plus VAT.

MAINTENANCE RENT

A maintenance rent is levied to cover the maintenance of common areas and building insurance. This is currently £850 per annum, plus VAT, equating to £70.83 per month, plus VAT.

RATEABLE VALUE

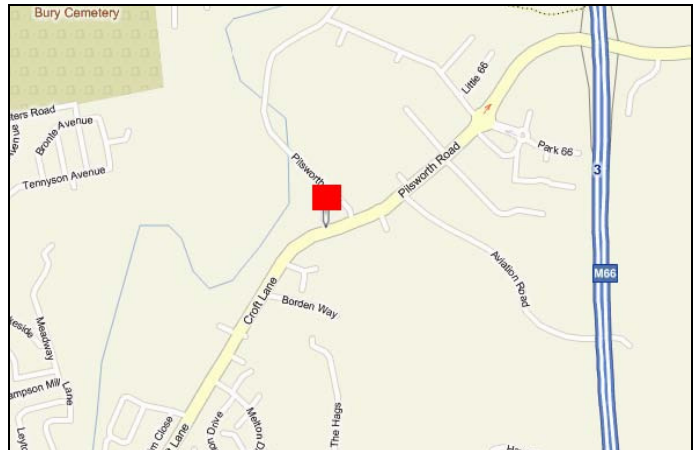
The unit is described as "Workshop and Premises" and has the following rateable value:

Unit 22	£3,300
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This means that the rates payable would be approximately £1,650.00 per annum, but if this is your only commercial premises we understand the unit is eligible for 100% rate relief until 1 April 2016.

VAT

Rents, where quoted, are exclusive of, but **WILL** be liable to, VAT.



SERVICES

All mains services are available to site, but may vary from unit to unit. Prospective tenants should make their own enquiries with regard to the capacity of the supply. None of the services have been tested.

VIEWING

By appointment with the sole agent, NOLAN REDSHAW.

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