



WITH 8250 SQ FT SECURE COMPOUND.

NOT TO BE MISSED!!!! 2533 sq ft (235 sqm) Industrial/Storage Unit With Additional 8250 sq ft (767 sqm) Gated Compound.

Globe Industrial Estate

Unit 10, Spring Lane, Radcliffe, M26 2TA

Industrial, Industrial / Storage

TO LET

2,533 sq ft

(235.32 sq m)

- GATED COMPOUND 8250 SQ FT (UPTO 50-60 VEHICLES)
- 2533 sq ft (235 sq m) UNIT
- MEZZANINE LEVEL WITH TWO STORAGE ROOMS /TWO OFFICES
- KITCHEN
- GROUND FLOOR OFFICE/RECEPTION

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Summary

Available Size	2,533 sq ft
Rent	£2,500 per month Including a additional, approximately 8250 sq ft Compound.
Business Rates	You can get small business rate relief if: Your property's rateable value is less than £15,000 and your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
Service Charge	N/A
Estate Charge	N/A
EPC Rating	Upon Enquiry

Description

Pearson Ferrier Commercial (Voted Number 1 Commercial Agent In Greater Manchester For Disposals 2021) are delighted to present to the market this highly sought after 2533 sq ft (235 sqm) Industrial/Storage unit with a additional 8250 sq ft (767 sqm) secure gated compound.

To the ground floor you will find the main Industrial/Storage/Workshop area, office/reception room, separate kitchen and w.c measuring approximately 2200 sq ft (205 sqm). With a storage height to the eaves of 4.75 meters and 7.7 meters to apex, you will have ample room for all you business requirements. This main access from the outside to the building is by way of secure electric roller shutter with 3.5 meter clearance and 3.8m width.

The second floor mezzanine level area measures approximately 335 sq ft (31.35 sqm) and is split into two separate rooms that could be used as additional storage areas or office space.

Externally you will find a impressive L-shape secure gated compound measuring approximately 8250 sq ft (767 sqm) that could comfortably accommodate 50-60 vehicles.

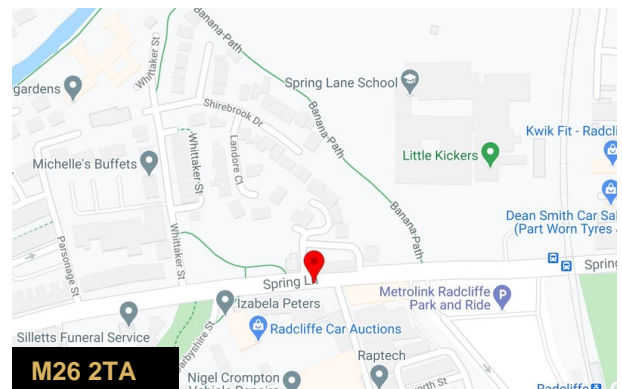
Viewing is by appointment only.

Location

Located off Spring Lane, Radcliffe, Greater Manchester. Only 2 Minutes Walk From Radcliffe Metro link Station and close to Greater Manchester's motoway network. Manchester is only 7.8 miles away and is the commercial, financial, educational and cultural capital of the north and is home to the UK's strongest economic centre outside London and the South East.

VAT

We understand the property is not liable for VAT.



Viewing & Further Information



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