

WALK THROUGH VIDEO AVAILABLE



**1116 SQ FT NEWLY BUILT INDUSTRIAL UNITS/WORKSHOP
COMING SOON. ALSO AVAILABLE WITH A ADDITIONAL 726
SQFT 1ST FLOOR OFFICE SPACE.**

UNIT 3A

Broadfield Industrial Estate, Seymoor
Street, Heywood, OL10 3AJ

Industrial, Industrial / Storage

TO LET

1,116 sq ft

(103.68 sq m)

- Coming Soon
- 1116 Sq Ft Industrial Unit/Workshop
- Office/Staff Restroom
- Great Location
- Walk Through Video Available To View
- Ready For Occupancy In Approximately 3 Weeks

UNIT 3A, Broadfield Industrial Estate, Seymour Street, Heywood, OL10 3AJ

Summary

Available Size	1,116 sq ft
Rent	£1,000 per month
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
EPC Rating	Upon Enquiry

Description

Pearson Ferrier Commercial (VOTED NUMBER 1 COMMERCIAL PROPERTY AGENT IN GREATER MANCHESTER FOR DISPOSALS 2021) are delighted to bring to the market Unit 3a at the Broadfield Industrial Estate.

This newly developed Industrial Unit / Workshop is nearing completion and will be ready for occupation in the next few weeks, so don't miss this opportunity to secure your company's new premises. The Unit is also available with a first floor 726 Sqft Office (please call for additional information on this).

WALK THROUGH VIDEO AVAILABLE TO VIEW.

The unit would suit a variety of business and measures approximately 1116 Sq Ft, is accessed by way of electric roller shutter at the rear with a clearance height of 3.1 meters by 3.5 meters in width.

The unit also benefits from electric and water supply, a staff restroom/office and w.c facilities. You will also have plenty of room for storage with a eves height of 3.7 m and apex height of 8m.

External you have ample on street parking available.

WALK THROUGH VIDEO AVAILABLE TO VIEW.

ALSO AVAILABLE- 726 sq ft 1st floor office space @ £500pcm.

Viewing by appointment only.

Location

Broadfield Industrial Estate is located on Seymour Street, Heywood, accessed from Pilsworth Road only a few minutes from the town centre and only 2.5 miles from Junction 2 of the M66 and Greater Manchester motoway network.

Manchester town centre is only 10 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.

VAT

We understand the property is not liable for Vat.



Viewing & Further Information



Michael Pearson

0161 764 4440

commercial@pearsonferrier.co.uk



Oliver Grant

0161 764 4440

oliver@pearsonferrier.co.uk

More properties @ pearsonferrier.co.uk