

MODERN 7433 SQ FT INDUSTRIAL UNIT



**Detached Modern 7433 sq ft Industrial  
Unit/Warehouse/Distribution Centre. ONLY 1 Mile from Junction 19  
of the M62/M60 Manchester Circular**

## **Unit 1.05 Phoenix Industrial Estate**

Heywood, OL10 2JG

Industrial, Industrial Park

# **TO LET**

**7,433 sq ft**

(690.55 sq m)

- 8 ALLOCATED PARKING BAYS
- 1 MILE M62 JUNCTION 19
- Office space
- Trade Counter/ Reception
- 2 Kitchens
- 7.5m Eaves

# Unit 1.05 Phoenix Industrial Estate, Heywood, OL10 2JG

## Summary

<b>Available Size</b>	7,433 sq ft
<b>Rent</b>	£4,062 per month
<b>Rates Payable</b>	£14,513.75 per annum per You can get small business rate relief if: your property's rateable value is less than £15,000 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.
<b>Service Charge</b>	£80.91 per month
<b>Estate Charge</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

## Description

Detached modern 7433 sq ft (approximately) Industrial Unit/warehouse/distribution Centre.

The detached unit is measured at approximately 4896 Sq ft, with 1268 sq ft Mezzanine level floor area, approximately 1268 sq ft of office space and trade counter/reception area. 3 Phase electric, 2 kitchens and W.C's

Access to the detached unit is by way of electric shutter with an entrance measuring 4.5m in height by 4.5m width. Eaves height is approximately 7.55m.

To the exterior are 8 allocated parking bays. CCTV cameras, external dusk to dawn lighting, security grills and bars to all external windows and an alarm system.

The unit is comprised of structural frames incorporating steel frameworks and portal frames supported on a reinforced concrete floor. The external walls are a combination of cavity wall construction with engineering brick laid to soldier course. Above the brickwork construction insulated profiled metal cladding panels.

Phoenix Industrial Estate is a well established and conveniently located business park only one mile from junction 19 of the M62/M60 Manchester Circular.

Viewing is by appointment only.

## Location

ONLY 1 Mile from Junction 19 of the M62/M60 Manchester Circular

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Office/Trade Counter	1,268	117.80	Available
Ground - Workshop	4,000	371.61	Available
Mezzanine - Internal Storage	936	86.96	Available
Ground - Mezzanine	1,268	117.80	Available
<b>Total</b>	<b>7,472</b>	<b>694.17</b>	

## Planning class

B2

## VAT



## Viewing & Further Information



**Michael Pearson**

0161 764 4440

commercial@pearsonferrier.co.uk

**More properties @ [pearsonferrier.co.uk](http://pearsonferrier.co.uk)**