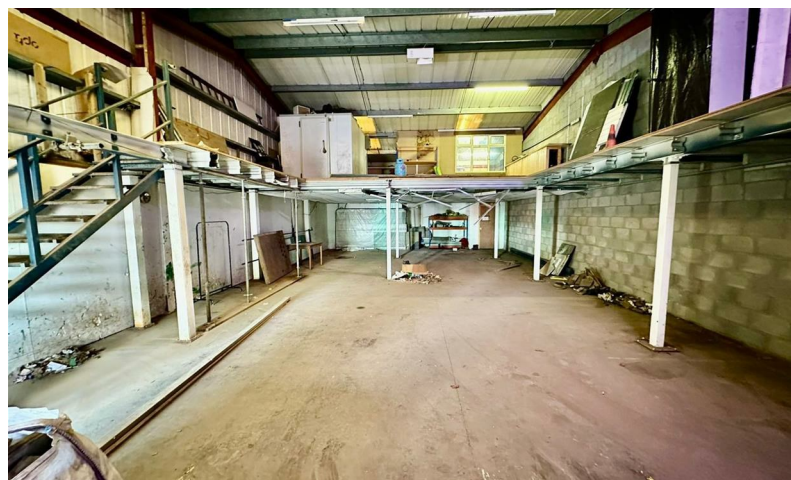




£1,100 Per Month PCM

Unit 17, Crown Business Centre George Street, Failsworth, Manchester, M35 9BW

TO LET

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1500 SQ FT UNIT WITH MEZZANINEPRIVATE PARKING***24 HOUR ACCESS***ROLLER SHUTTER ENTRY***TIDY ESTATE***EXCELLENT TRAVEL LINKS***
Cousins Estate agents are pleased to offer this Commercial unit to let, includes 3 parking spaces and roller shutter access. Close to major transport routes including the A62 Oldham Road and M60 motorway there is superb access to Manchester and the wider North West area.
All trades welcome besides car trade.
No retail.

Rent
£13,200 per annum payable quarterly

Deposit
One month Rent

Service charge
£240 per quarter

Electricity
Metered. Currently 40p per unit and 55p standing charge.

Business Rates
All enquiries to Oldham Council on 0161 770 6677

Lease arrangement fee
£600

Insurance
Annual charge £290

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

