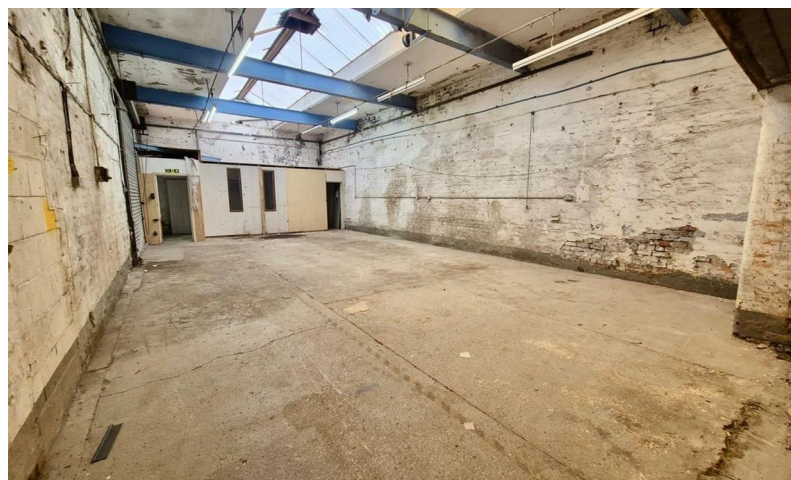




**£1,400 Per Calendar Month PCM**

Units E2/E3, Springfield Industrial Estate Samuel Street, Manchester, Lancashire, M35 0GA

**TO LET**

Units E2/E3, Springfield Industrial Estate Samuel Street, Manchester, Lancashire, M35 0GA

\*\*\*LARGE COMBINED DOUBLE UNIT\*\*\*3 PHASE ELECTRICS\*\*\*OFFICE SPACE\*\*\*SECURE REAR YARD\*\*\*EXTRA PARKING\*\*\*EXCELLENT ACCESS\*\*\*2380 SQ FT\*\*\*KITCHEN AND WC FACILITIES\*\*\*CLOSE TO M60 & A62\*\*\* Cousins Estate Agents are delighted to offer this well maintained double unit situated in the heart of Failsworth close to the A62 Oldham Road and M60 motorway. With easy access via roller shutters this combined unit offers office space on the ground floor and upper floor. There is also a WC and kitchen services available.

**Rent**  
£1400 PLUS VAT per month

**Insurance**  
Insurance is charged monthly and the policy is renewed annually at the beginning of the calendar year. To be confirmed.

**Services**  
Services charged separately - electricity and water

**Deposit**  
3 months rent

**Service charge**  
£150 plus VAT per month

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

