

Industrial

# Unit 55 | Mountheath Trading Estate

📍 Ardent Way, Prestwich, M25 9WE

## Unit 55 | 960 sq ft

### Industrial Unit in Prime Location

This flexible space is suitable for a range of uses, from light manufacturing to storage and distribution.

The back of the Unit also available to let which could be used as a 2 in 1 unit. Occupiers will benefit from ample car parking and circulation space, on a secure site with CCTV and timed electric gates.

Lease Type

New



### ✔ Unit Summary

- 3 Phase Power
- 24 Hour Access
- Flexible Space
- Well Maintained Estate
- Secure Estate
- WC Facilities

### £ Occupational Costs

|                    | Per Annum         | Per Sq Ft     |
|--------------------|-------------------|---------------|
| Rent               | £16,400.00        | £17.08        |
| Rates              | £5,166.00         | £5.38         |
| Maintenance Charge | £2,500.00         | £2.60         |
| Insurance          | £192.00           | £0.20         |
| <b>Total Cost</b>  | <b>£24,258.00</b> | <b>£25.27</b> |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/UIP0101771](http://unit.info/UIP0101771)

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## Location

Mountheath Trading Estate is positioned on Ardent Way, within walking distance of Prestwich Town Centre. The estate lies approximately 2 miles south of junction 17 of the M60 and 4 miles north of Manchester City Centre



### Road

The site is situated less than 2 miles from Junction 17 of the M60 motorway which in turn provides access to the M56 and M62.



### Airport

Manchester Airport is situated less than 20 miles from the estate.



### Rail

The site is situated less than 2 miles from Junction 17 of the M60 motorway which in turn provides access to the M56 and M62.

## Additional Information

|                |  |
|----------------|--|
| Planning Class | General Industrial   |
| Lease Summary  | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings       | Strictly by prior appointment.   |
| Legal Costs    | Each party will be responsible for their own legal costs incurred.                                 |
| EPC            | B (43)   |

## Key Contact



**Natalie Loboda**

Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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