## BC REAL ESTATE

# TO LET



### Castle Industrial Estate, Louvain Street, Failsworth, M35 oXB

## 5,100 sq ft approx.

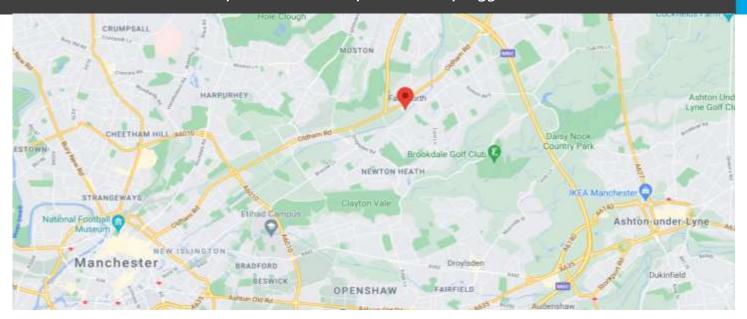
### Refurbished Single storey Industrial Warehouse Unit

- c5m eaves
- 1 Level access loading door
- Brand new roof
- Large shared yard
- Single storey offices
- RENT ON APPLICATION





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#### Location

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The unit is located on Louvain street, which is within 2 miles of J22 of the M60 orbital motorway. Manchester City Centre is within 5 miles via Oldham Road (A62).

#### Description

The property comprises a semi detached single storey warehouse with a single storey warehouse and mezzanine.

It has recently been refurbished including a new roof installation. It benefits from the following:

- Large level access loading door
- Circa 5m eaves
- Single storey offices
- Mezzanine floor
- W/C facilities
- Large shared yard

#### Rental

The property is available on a leasehold basis. The rent is available on application

#### Legal Costs

Each party will bear their own legal costs.

#### Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

#### Subject to Contract

The property is offered subject to formal contract / lease.

#### Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

John Barton

Gary Chapman

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