

TO LET



Castle Industrial Estate, Louvain Street, Failsworth, M35 0XB

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

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:

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