



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

950 sq ft approx.

New Single storey Industrial Warehouse Unit

- Up to 5.48 eaves
- 1 Level access loading door
- Brand new roof
- W/C
- Kitchenette
- **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 new single storey warehouse.

It benefits from the following:

- A level access loading door
- Circa 5.48 m eaves
- A single WC
- A kitchenette
- W/C facilities
- LED lighting

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 john@bcrealestate.co.uk

Gary Chapman gary@bcrealestate.co.uk