

Industrial

UNIT 501 - SITE E | PHOENIX CLOSE INDUSTRIAL ESTATE

Heywood, Rochdale, OL10 2JG



UNIT 501 - SITE E | 2,883 SQ FT

Flexible industrial space

This space is perfectly suited for a range of uses such as light industrial, manufacturing or retail warehouse/trade counter. It is within touching distance of the Heywood Interchange on the M62 making travel and delivery to nearby urban centres a breeze. The unit benefits from Phase 3 Power and easy loading via steel roller shutter doors and parking to front of unit.



Lease Type

New

✔ Unit Summary

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

View Floor Plans

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£32,600.00	£11.31
Rates	£8,776.16	£3.04
Maintenance Charge	£2,900.00	£1.01
Insurance	£576.60	£0.20
Total Cost	£44,852.76	£15.56

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (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/UIP0101630

+44(0) 808 169 7554

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Location

Phoenix Close is excellently situated off Green Lane, Heywood. The estate lies within one mile of Junction 19 of the M62 motorway, providing immediate access to the national motorway network



Road
M60: 1 mile



Airport
Manchester Airport: 25 miles



Rail
Castle Railway: 1 miles

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	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (38)



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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 indurent.com"



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