

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

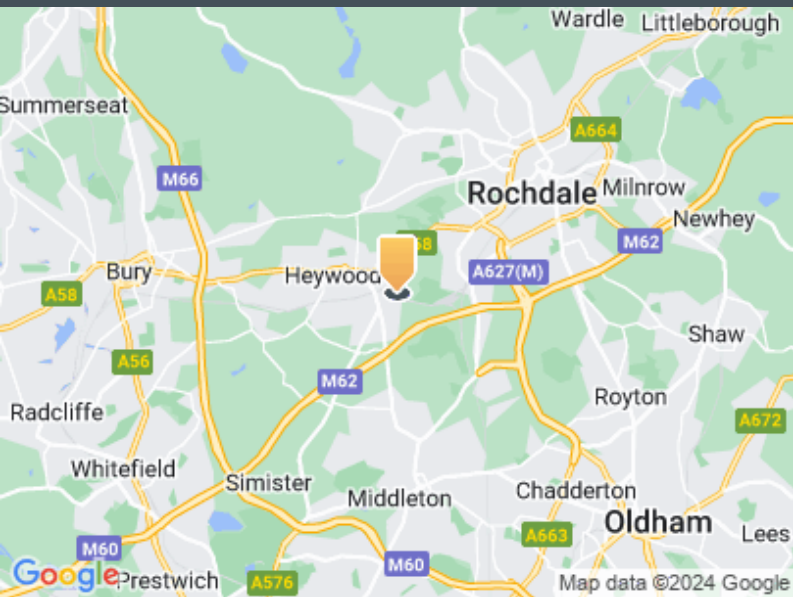
	Per Annum	Per Sq Ft
Rent	£29,300.00	£10.16
Rates	£8,442.00	£2.93
Maintenance Charge	£2,900.00	£1.01
Insurance	£576.60	£0.20
<b>Total Cost</b>	<b>£41,218.60</b>	<b>£14.30</b>

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.

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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

The site is well connected to M60 Manchester Orbital Motorway via the A6046.



### Airport

Manchester Airport is situated 22 miles from the estate and is within a 35 minute drive time.



### Rail

The site is well connected to M60 Manchester Orbital Motorway via the A6046.

## 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 (38)

## 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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