

Industrial

Unit 63 | Mountheath Trading Estate

📍 Ardent Way, Prestwich, M25 9WE

Unit 63 | 960 sq ft

Industrial Unit in Prime Location

This flexible space is suitable for a range of uses, from light manufacturing to storage and distribution.

The back of the Unit also available to let which could be used as a 2 in 1 unit. Occupiers will benefit from ample car parking and circulation space, on a secure site with CCTV and timed electric gates.

Lease Type

New



✔ Unit Summary

- 3 Phase Power
- 24 Hour Access
- Premier Industrial Location
- Starter Unit
- Storage Unit
- Car Parking

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£16,400.00	£17.08
Rates	£5,166.00	£5.38
Maintenance Charge	£2,500.00	£2.60
Insurance	£192.00	£0.20
Total Cost	£24,258.00	£25.27

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/UIP0101775

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Location

Mountheath Trading Estate is positioned on Ardent Way, within walking distance of Prestwich Town Centre. The estate lies approximately 2 miles south of junction 17 of the M60 and 4 miles north of Manchester City Centre



Road

The site is situated less than 2 miles from Junction 17 of the M60 motorway which in turn provides access to the M56 and M62.



Airport

Manchester Airport is situated less than 20 miles from the estate.



Rail

The site is situated less than 2 miles from Junction 17 of the M60 motorway which in turn provides access to the M56 and M62.

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 (46)

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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