

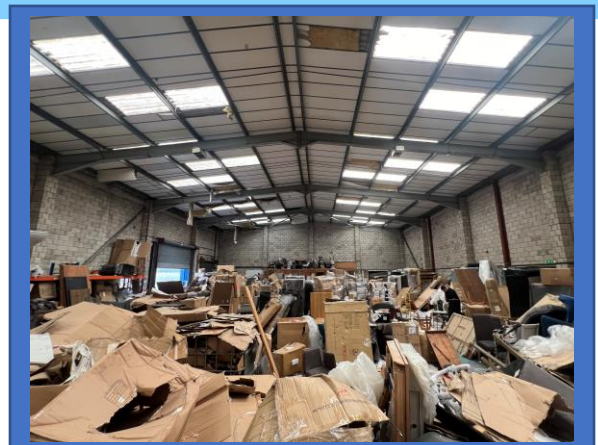


Unit 11, Castle Industrial Estate, Louvain Street, Failsworth, M35 0XB

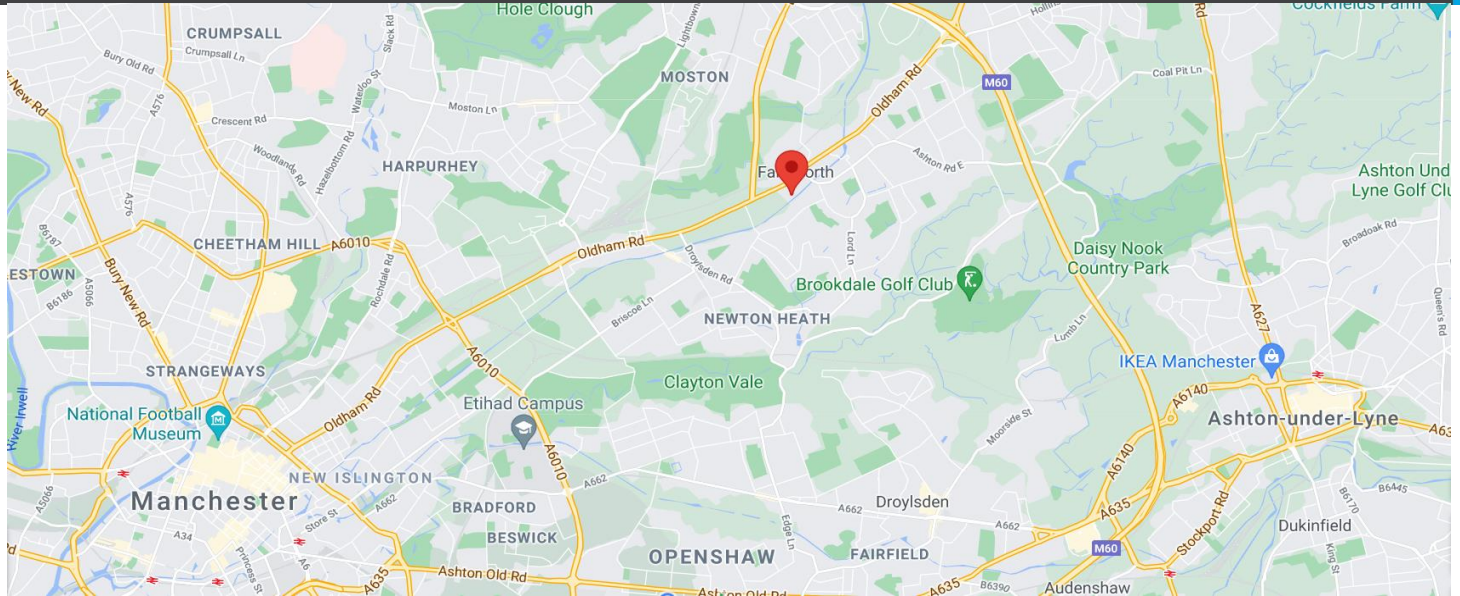
8,670 sq ft approx.

Detached Industrial Warehouse Unit

- 1 dock loading door
- 1 Level access loading door
- Clear span warehouse
- W/C
- **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 detached single storey warehouse.

It benefits from the following:

- A level access loading door
- A dock level loading door
- W/C facilities
- Warehouse lighting
- Clear span warehouse
- Steel portal frame construction

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