



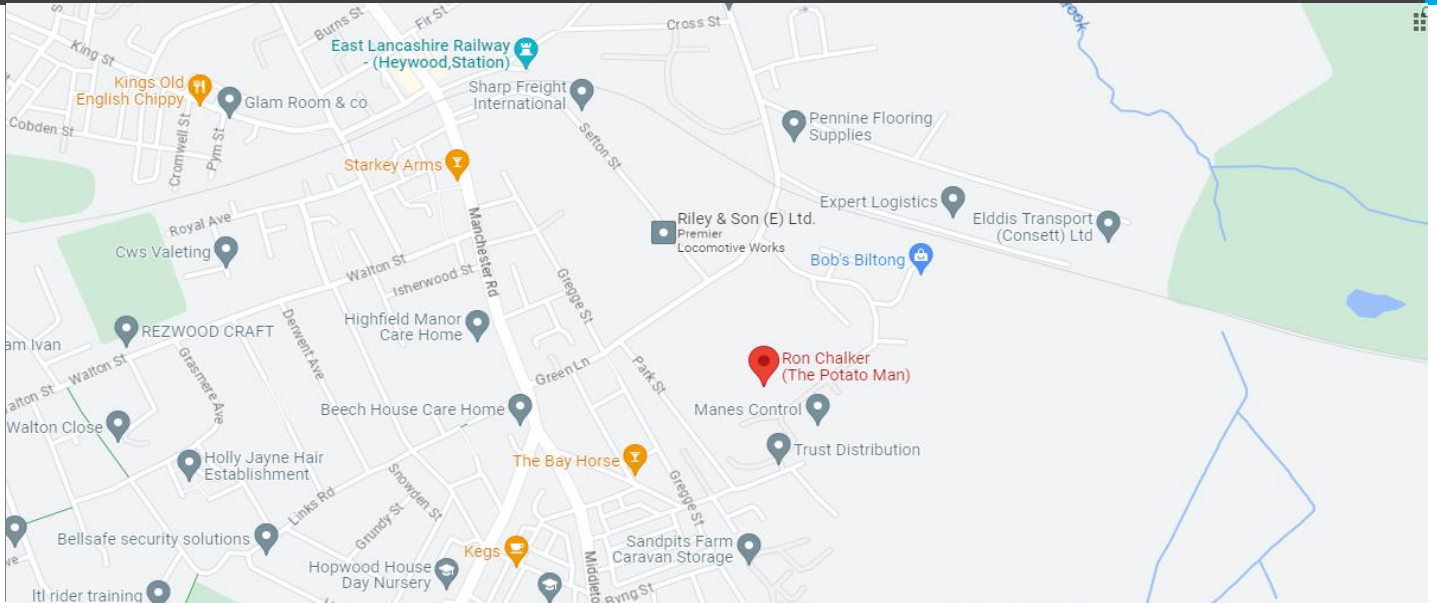
Unit 401-404, Phoenix Industrial Estate, off Green Lane, Heywood, OL10 2JG

**C15,568 sq ft**

Modern Detached Warehouse unit with offices

- High quality two storey offices
- Large common yard
- 3 roller shutter doors
- **PRICE ON APPLICATION**

## Unit 401-404, Phoenix Industrial Estate, off Green Lane, Heywood, OL10 2JG



### Location

The property forms part of the popular and established Phoenix Industrial Estate (off Green Lane), Heywood. J19 of the M62 is within 1mile.

### Description

The property comprises of a modern detached single storey warehouse benefitting from the following:

- 3 loading doors
- High quality two storey offices
- Kitchen and WCs
- 3phase electricity
- Lighting in the warehouse

### Price

The property is available on a sale basis.

The price 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.

### VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

Viewings strictly by appointment with BC Real Estate. Please contact:

**John Barton** [john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

**Gary Chapman** [gary@bcrealestate.co.uk](mailto:gary@bcrealestate.co.uk)