

Industrial

# UNIT 67 | MOUNTHEATH TRADING ESTATE

Ardent Way, Prestwich, M25 9WE



## UNIT 67 | 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. Occupiers will benefit from ample car parking and circulation space, on a secure site.

Lease Type	New
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### ✔ Unit Summary

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

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£16,500.00	£17.19
Rates	£5,040.00	£5.25
Maintenance Charge	£2,500.00	£2.60
Insurance	£192.00	£0.20
<b>Total Cost</b>	<b>£24,232.00</b>	<b>£25.24</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

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  
M60: 1 mile



Airport  
Manchester: 9 miles



Rail  
M60: 1 mile

## 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 (48)



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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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For more info please visit: [unit.info/UIP0101777](https://unit.info/UIP0101777)

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