

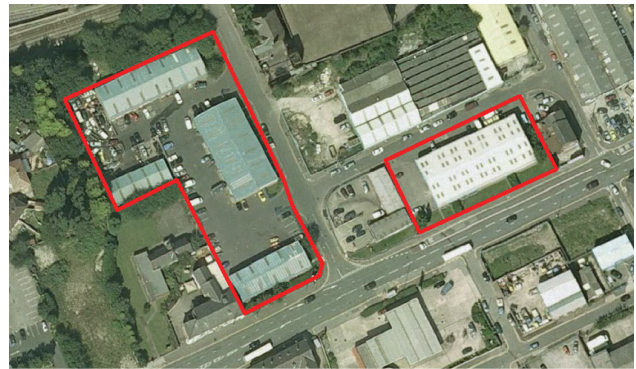
TO LET



Industrial Units

Failsworth Industrial Estate, Morton Street, M35 0BN

- Excellent transport links
- Close to the M60
- Ample secure car parking
- Gated access to main estate
- Good mix of tenant businesses



Description:

The Estate comprises of 26 single storey units with ample on site parking provided. Each unit benefits from roller shutter doors and separate personnel doors to the front elevation

Location:

The Industrial Estate is located fronting the A62 Oldham Road, which links Oldham and Manchester City Centre and is approximately two miles from either Junction 21 (Broadway) or Junction 22 (Manchester Road) of the M60 Motorway.

Accommodation currently available:

| | |
|-----------|--|
| Unit 19 - | 813 ft ² (75.5m ²) |
| Unit 21 - | 813 ft ² (75.5m ²) |
| Unit 26 - | 2,584 ft ² (240m ²) |

Rent:

| | |
|-----------|------------|
| Unit 19 - | £3,650 pa |
| Unit 21 - | £3,650 pa |
| Unit 26 - | £11,000 pa |

Service Charge:

| | |
|-----------|------|
| Unit 19 - | £450 |
| Unit 21 - | £450 |
| Unit 26 - | £900 |

The figure is an estimate of the annual service charges for the period 2011/2012, which includes insurance and the cleaning of the common areas.

Rating Assessment:

The premises are assessed for rating purposes as below:

| | R V | Rates payable |
|---------|--------|---------------|
| Unit 19 | £3,550 | £1,537.15 |
| Unit 21 | £3,100 | £1,342.30 |
| Unit 26 | £9,400 | £4,070.20 |

Use:

Industrial; the Local Authority wishes to promote local business development and is looking to attract business which will compliment existing uses.

The permitted uses are those that fall within the following classes, as per Schedule to the Town and Country Planning Act (Use Order) 1987.

- General industrial.
- Storage and distribution.

*** Vehicle repairs will not be considered.**

Proposed Lease Terms:

The units are offered subject to agreement to the following terms:

1 A minimum term of three years or multiples thereof, with rent reviews at a 3 yearly intervals.

2. The Council to arrange for the Building Insurance of the units and to recharge the tenant.

3. The tenant to be responsible for the external and internal repair and decoration of the units.

4. The remaining Terms and Conditions are to be as required by the Solicitor to the Council.

Planning:

Prospective tenants should direct their own enquiries to the Authority's Environmental Services Department on 0161 770 4105, to ensure that their proposed use would comply with current planning regulations.

Services:

The industrial units have electricity, gas and main water services.

Legal Costs:

Each party to be responsible for their own legal costs, stamp duty and VAT arising from the transaction.

For more information please contact:

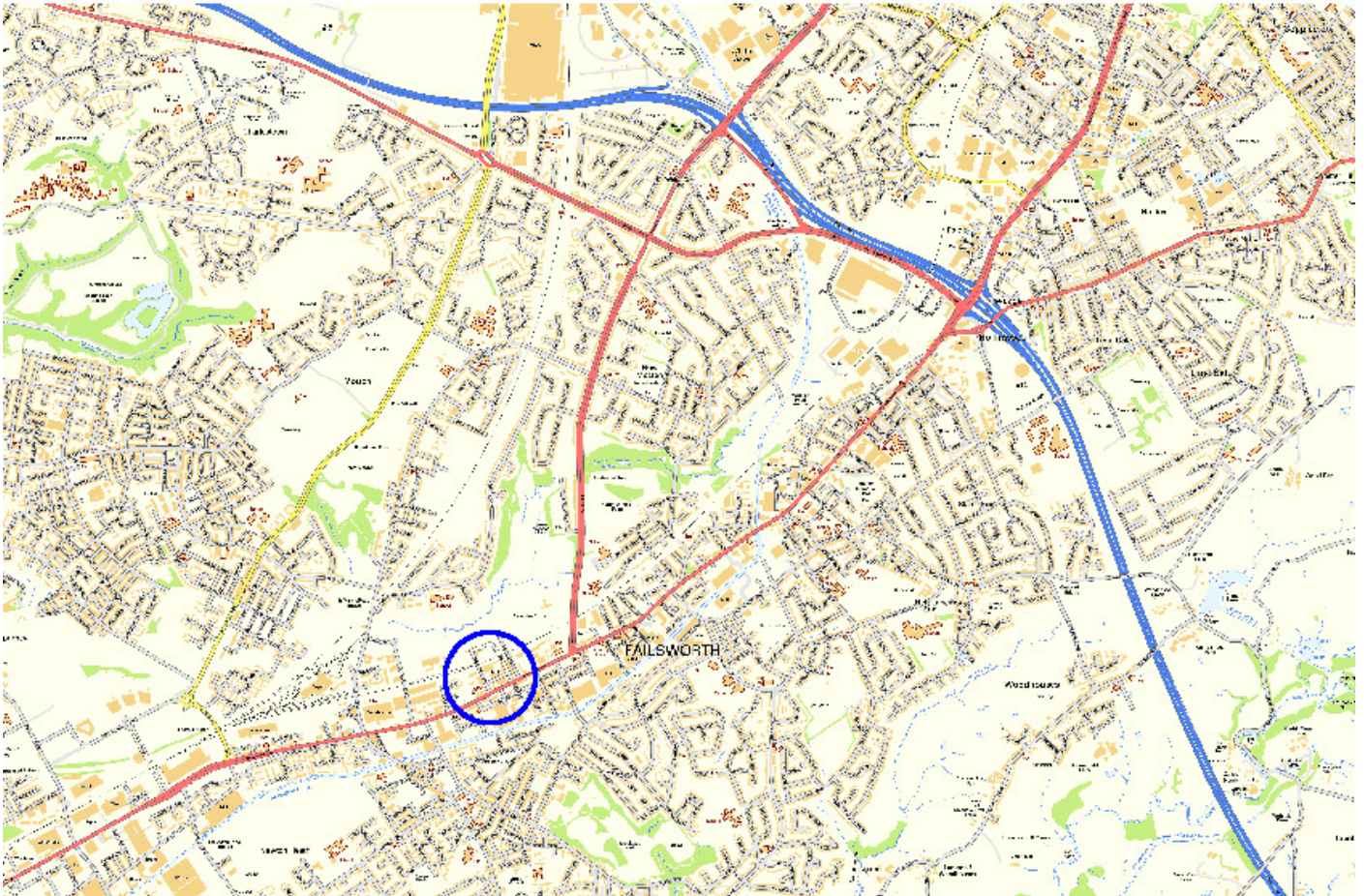
Mrs Georgia Cayton

T: 0161 770 1978

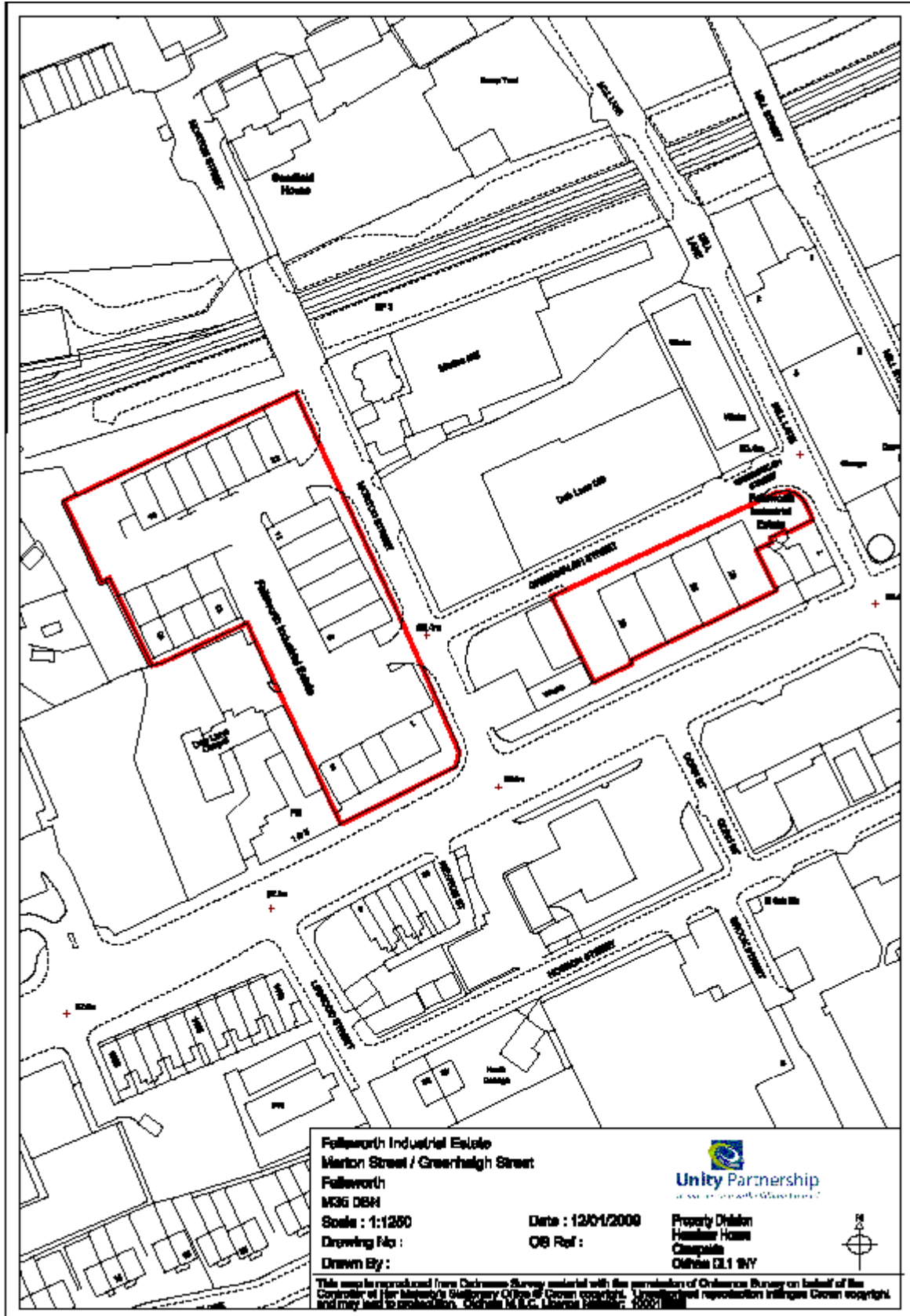
E: georgia.cayton@unitypartnership.com

Location Plan:

The location of Failsworth Industrial Estate is marked with a blue circle.



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PROPERTY ESTATES

APPLICATION FOR LEASE OF PREMISES

PROPERTY ADDRESS:

FULL NAME (INCLUDING TRADE NAME IF APPLICABLE)

.....
.....

ADDRESS:

.....
..... **POSTCODE:**

TELEPHONE No.....

MOBILE No.....

Date of Birth/ Director's Date of Birth:.....

Company Secretary Date of Birth:.....

NAME & ADDRESS OF BANK/BUILDING SOCIETY

(To whom a reference application may be made)

.....
.....

NAME & ADDRESS OF TWO TRADE PERSONS:

(To whom a reference application may be made)

A. B.

.....

.....

.....

NAME & ADDRESS OF SOLICITOR (If applicable)

.....

.....

INTENDED USE OF PREMISES:.....

.....

.....

YEARLY RENTAL SUM OFFERED: £.....

RENT FREE PERIOD REQUESTED:.....

SIGNED DATE.....

PROPERTY ESTATES

APPLICATION FOR LEASE OF PREMISES

Please provide additional information to support your application to take a lease of Council owned property, including:-

Previous business experience:.....

.....
.....

Existing business interest:.....

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.....

Details of research undertaken to ensure the premises are suitable for your intended use:.....

.....
.....

Additional information:-

No. of jobs to be created:.....

Details of any grant assistance obtained:.....

.....
.....

Training courses attended / to be attended:.....

.....

Any other background information in support of your application:

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