



**Large Industrial Unit. Great Access to the Motorway Network.  
Suitable for a Variety of Uses. Three Phase Supply.**

## **Unit 3 Tower Works**

Manchester, M26 2PU

Distribution Warehouse,  
Industrial, Industrial / Storage,  
Light Industrial, Warehouse,  
Industrial / Warehouse,  
Workshops

**TO LET**

**6,100 sq ft**

(566.71 sq m)

- Over 6,000 Sq Ft
- Suitable for a Variety of Uses
- Electric Roller Door
- Three Phase Electric Supply
- Over Two Floors
- Kitchen and W.C.

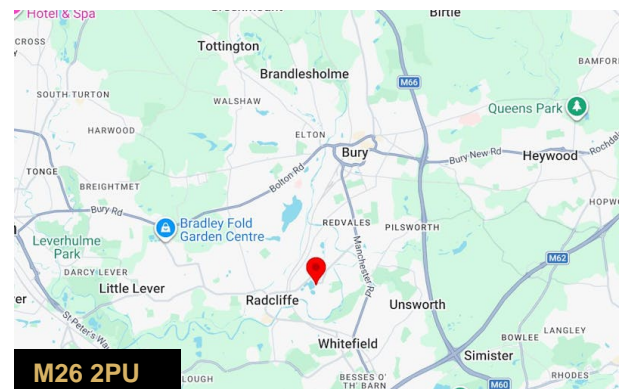
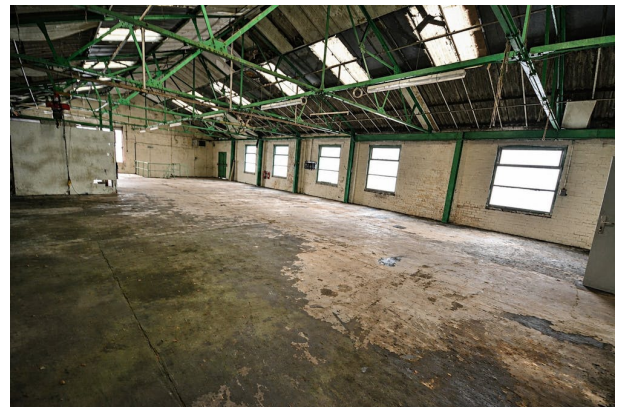
# Unit 3 Tower Works, Manchester, M26 2PU

## Summary

Available Size	6,100 sq ft
Rent	£3,250 per month
Rates Payable	£7,235.50 per annum
Rateable Value	£14,500
EPC Rating	Upon enquiry

## Description

This deceptively spacious industrial unit is located on a small estate with easy access to the Motorway Network and Manchester City Centre. The large open plan layout would potentially suit a wide variety of businesses. The property has contained a successful Plant Hire Business for a number of years but has recently become vacant due to the sale of the business. Spread over two floors the unit also contains an office, kitchen, W.C, and a store room. For more information or to arrange a viewing please contact the office.



## Viewing & Further Information

**son** | **Stuart Pearson**  
**rier**° | 0161 764 4440  
**ERCIAL** | [commercial@pearsonferrier.co.uk](mailto:commercial@pearsonferrier.co.uk)

More properties @ [pearsonferrier.co.uk](http://pearsonferrier.co.uk)