



CITRUS



Large Self-Contained Yard To Let

Sandfield Business Park, Failsworth, Manchester, M35

Approx. 14,000 sq ft | £3,995 pcm | Available Now

- Self-contained yard with dedicated access
- Secure 6ft v-mesh fencing and palisade security gates
- Suitable for vehicle sales, storage, scaffolding, plant and machinery
- Power and water supplied
- 24/7 CCTV and round-the-clock on-site security
- Less than 10 minutes from the M60

A Secure, Flexible Commercial Yard

Citrus Commercial Circle is pleased to offer this substantial self-contained yard extending to approximately 14,000 sq ft at Sandfield Business Park, Failsworth.

The yard provides a secure and independent commercial space suitable for a wide range of businesses, including car sales, vehicle storage, scaffolding storage, plant and machinery storage, taxi operations, contractor storage and other open-storage uses, subject to suitability.

Importantly, the yard is supplied with both power and water, providing useful on-site services for businesses requiring more than basic external storage. The premises are self-contained and benefit from secure 6ft v-mesh fencing and palisade security gates.



Established Failsworth Location

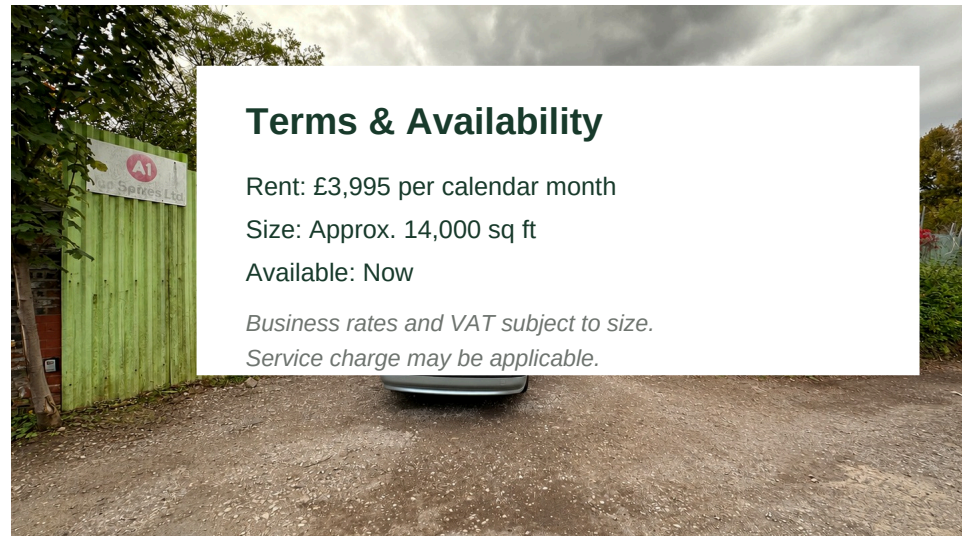
Sandfield Business Park occupies an established industrial location just off Oldham Road in Failsworth, approximately 2 miles from Manchester city centre and 5 miles from Oldham. Oldham Road and Broadway provide convenient access to the M60 Manchester orbital motorway in less than 10 minutes, giving straightforward connections throughout Greater Manchester and the wider motorway network.

Sandfield Business Park has operated from the same location for over 50 years and benefits from 24/7 CCTV monitoring, round-the-clock on-site security and a dedicated management team. CCTV ANPR private monitoring is also in operation at the entrance and exit of the site.

Depending on an occupier's requirements, self-storage shipping containers, industrial units and office accommodation may also be available within Sandfield Business Park upon request.



Yard & Ancillary Storage



Terms & Availability

Rent: £3,995 per calendar month

Size: Approx. 14,000 sq ft

Available: Now

Business rates and VAT subject to size.

Service charge may be applicable.



Viewings & enquiries: 0161 383 1806 | info@citruscommercialcircle.co.uk

Agency fees may apply.

North Manchester Office: Atrium House, 574 Manchester Road, Bury, BL9 9SW

Central Manchester Office: 10 St John St, Deansgate, Central Manchester, M3 4DY

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info@citruscommercialcircle.co.uk



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Viewings & enquiries

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VIEWINGS STRICTLY BY APPOINTMENT

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Based in Bury. Active across North Manchester. Always on your side.