Barton Business Park

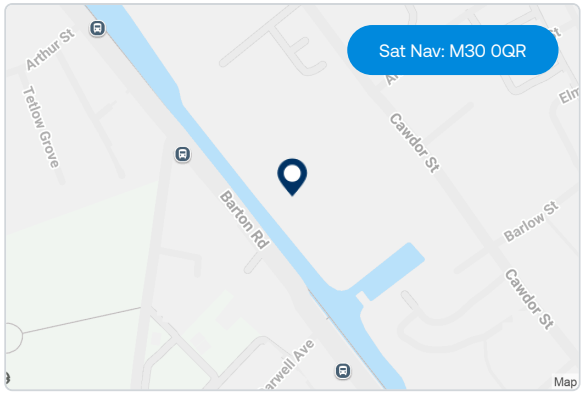
Cawdor Street, Eccles Manchester M30 0QR

Warehouse | 1,192 - 9,584 ft²

- 6.2m eaves height
- Roller shutter door
- Steel portal frame
- Three-phase power
- LED lighting







Description

The industrial estate comprises a former industrial complex arranged in 3 buildings. Two properties are of steel portal frame construction with one that has been sub-divided to provide smaller self-contained units. The buildings are predominantly of full height brickwork elevations under lined profile asbestos clad roofs incorporating translucent roof panels.

The business park benefits from one main entrance to the north leading to a central parking, loading and yard area which runs through the centre of the park and leads to a smaller secondary entrance to the south of the site.

Units A6 to A9 have recently been refurbished.

Location

Barton Business Park is situated on Cawdor Street, just off the main A57 Road, which is the main thoroughfare through Eccles and Patricroft. Junction 11 of the M60 Manchester Circular is located approximately 0.8 mile to the east of the property. The property directly fronts the Bridgewater canal to the rear boundary of the site, and it is adjacent to a small wharf on the southern boundary.

Eccles is located within Greater Manchester and is only 2.7 miles west of the city of Salford and 3.7 miles west of Manchester City Centre, located between the M602 motorway to the north and the Manchester Ship Canal to the south and is also well served by public transport, benefiting from the Metrolink and a mainline railway station within the town centre.

Further information

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit A12	Warehouse	1,192	Under offer	1,450	B
Unit A6	Warehouse	2,854	Immediately	3,100	B
Unit A7 - A9	Warehouse	5,538	Immediately	5,700	B
Total		9,584			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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