

Barton Business Park

Barton Business Park, Cawdor Street, Eccles Manchester M30 0QR
Warehouse | 1,217 - 9,609 ft²



4.8 m to 6.2 m eaves height



Roller shutter door



Part metal clad external elevations

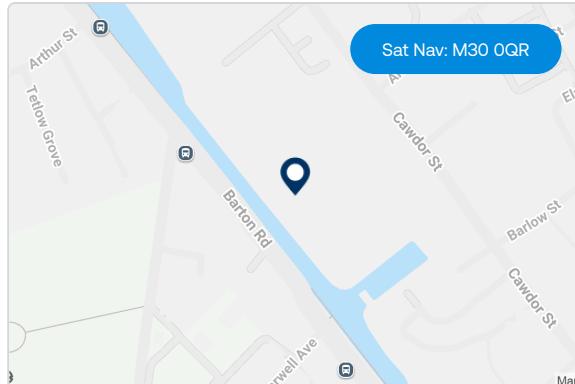


Three-phase electricity



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.

Further information

EPC
Unit A1: E,
Unit A6 - 9:
D

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

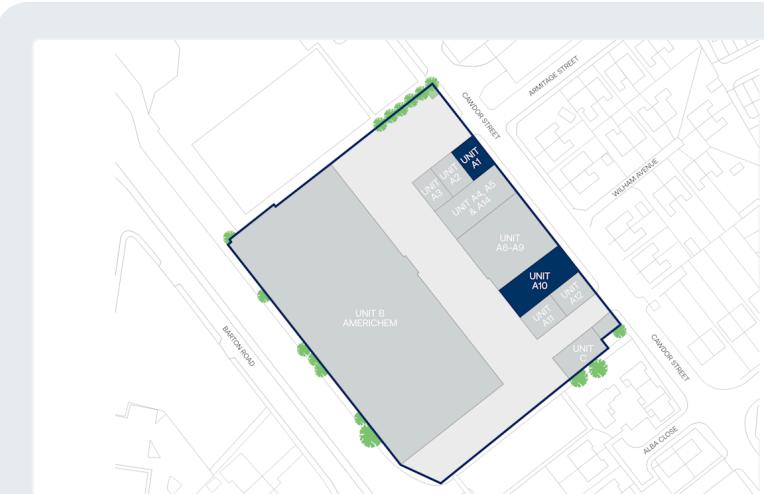
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Adam Smith
Mileway
northwest@mileway.com
01925 358160

Bradley Norton
Knight Frank
Bradley.Norton@knightfrank.com
0161 470 0611

Jonathan Williams
Savills
jonathan.williams@savills.com
07870183405



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit A1	Warehouse	1,217	Immediately	1,420
Unit A6 - A9	Warehouse	8,392	Immediately	POA
Total		9,609		

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.