

Barton Business Park - Unit A1

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



4.8 m to 6.2 m eaves height



Roller shutter door



Part metal clad external elevations



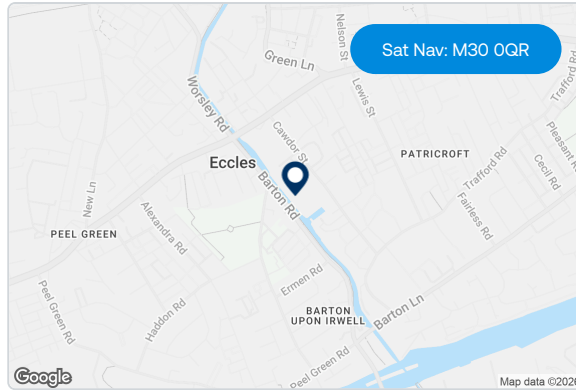
Three-phase electricity



LED lighting

Available to Let





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.

Unit A1 is available at a per annum rental of £16,000.

Further information

EPC Unit	Rent
A1: A	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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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.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit A1	Warehouse	1,217	Immediately	1,333
Total		1,217		

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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