

# RIDLEYTHAW



## TO LET

Warehouse/ Industrial Units  
1,184 sq.ft.

Concept Green Business Park  
George Street  
Eccles  
M30 0RG

- Easy access to M60 & M602 Motorways
- Secure site
- Popular local trading estate

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## Location

The subject property is located on Concept Green Business Park which is located off George Street close to the junction with Liverpool Road (A57) which, in turn, connects with Junction 11 M60 and J2 M602 Motorways. The main M62/M602 interchange is nearby, and Manchester City Centre is within easy reach.

## Description

Concept Green Business Park provides a development of high quality industrial/ workshop units. The buildings comprise steel portal frames with part brick part clad elevations incorporating the following features:

- Category 2 Lighting in offices
- Energy efficient lighting in warehouse/ production area
- 3 Phase electricity
- Clear working height of 3.5m

## Availability

Unit 5	1,184 sq.ft	(110 sq.m)
Unit 6	1,184 sq.ft	(110 sq.m)

## Terms

The units are available on a new lease for a term of years to be agreed.

## Rents

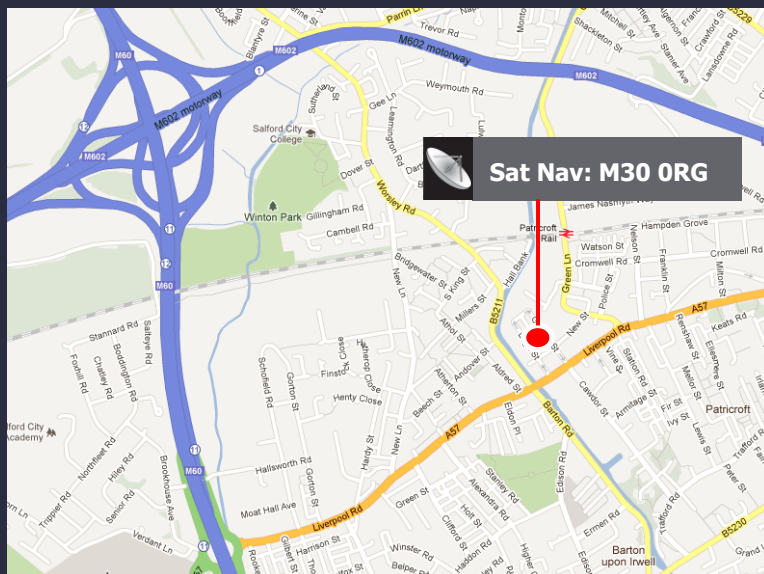
£13,500 per annum payable quarterly in advance.

## VAT

All figures are exclusive of, but may be subject to VAT.

## Viewing/ further information Please contact:

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