



## Grosvenor House, Agecroft Enterprise Park, Swinton, M27 8UW

The property is located on Agecroft Enterprise Park, 1 mile to the East of Swinton Town Centre and 2 miles to the West of Prestwich

Tenure	To Let
Available Size	131 to 365 sq ft / 12.17 to 33.91 sq m
Rent	£272 - £760 per month
EPC Rating	C (68)

### Key Points

- > Secure gated site with CCTV
- > On-Site Parking
- > 1/2 mile from A580 East Lancs Road
- > 24 Hour Access

## Description

Grosvenor House was built in the 1980's and comprises a 2-storey purpose built office measuring 10,000 sqft. Access to the suites is via a communal entrance door and impressive full height atrium, which includes a lift and male and female WC's. Outside there is a large car park and the site is protected by CCTV.

## Location

The property is located on Agecroft Enterprise Park, 1 mile to the East of Swinton Town Centre and 2 miles to the West of Prestwich. The East Lancs Road, which connects Greater Manchester and Liverpool is located half a mile to the South of the premises.

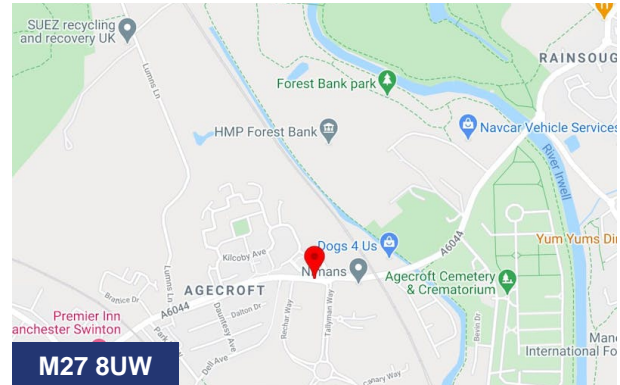
The building is a 10 minute drive from Manchester City Centre and the Lancashire towns of Bury and Bolton can both be reached in less than 20 minutes by car

## Accommodation

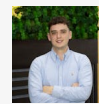
Description	sq ft	Rent	Service charge
1A	230	£475 /month	£40 /month
4A/4B	695	£1,390 /month	£116 /month
3F	131	£272 /month	£25 /month
3C & 3D	264	£550 /month	£44 /month

## Specification

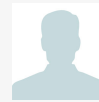
The site benefits from gas central heating, double glazing and suspended ceilings with CAT 2 lighting. The building features an impressive entrance/reception with lift access to the first floor.



## Viewing & Further Information



**Richard Cross**  
0161 220 1999 | 07706353590  
Richard.Cross@hurstwoodholdings.com



**Constantine Thanopoulos**  
0161 220 1999 | 07718884764

constantine.thanopoulos@hurstwoodholdings.com

