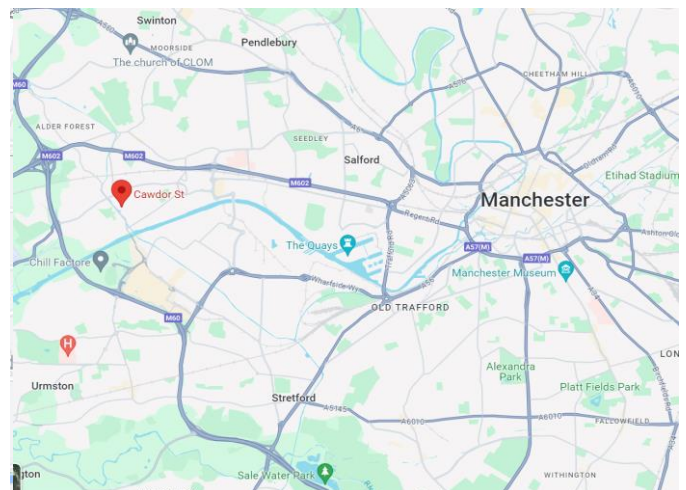




Detached Industrial Unit 48,986 sqft (4,550.92 sqm)

Property Highlights

- 5m eaves / 8m Apex
- Steel portal frame construction
- 9 Level Access loading doors
- Sodium lighting
- 1.5 Mva Power
- Short term lease available



TO LET

Unit B, Barton Business Park,
Cawdor Street, Eccles, Manchester,
M30 0QR

Location

Barton business Park is located off of Cawdor Street in Eccles with close proximity of J11 of the M60 (0.9 miles) and J2 of the M602 (1.2 miles). Manchester City Centre is accessed via Regents Road and Trafford Park is located 1 mile to the south and is accessed via the B5211.

Transport	Distance
Junction 11 of M60 Orbital Motorway	0.9 miles
J2 of the M602	1.2 miles
Manchester City Centre	6.5 miles
Trafford Park	0.9 miles

Source: Google Maps

Description

Unit B comprises a detached industrial unit on a larger multi-let industrial estate. The unit is open plan internally and is constructed of largely full height brick/blockwork elevations surrounding a steel portal frame beneath a multi-pitched, insulated asbestos sheet roof.

The unit has 9 level loading doors and an eaves height of 5m. Externally, there is a shared loading and parking area.

Accommodation

Unit B	Sqft	Sqm
Warehouse	47,468	4,409.86
Office/Storage	1,518	141.06
Total	48,986	4,550.92

Rent

£195,944 per annum (£4.00 psf)

Rateable Value

We are advised by the Valuation Office Agency that the premises are assessed for rating purposes at £132,800 (rates payable of £67,993). Interested parties should enquire with the Local Authority for further information.

Service Charge

£14,995 per annum (£0.32)

EPC

Available upon request.

JACK SULLIVAN
Cushman & Wakefield
Mobile: +44(0)7824 442173
Email: jack.a.sullivan@cushwake.com

ROB TAYLOR
Cushman & Wakefield
Mobile: +44 (0)7825 193365
Email: rob.p.taylor@cushwake.com

NEALE SAYLE
WT Gunson
Mobile: +44 (0) 7760 160 321
Email: Neale.sayle@wtgunson.co.uk

TO LET

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The Misrepresentation Act 1967.

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