

## What's available?

Site	Floor Area ft <sup>2</sup> / m <sup>2</sup>		Storage Yard / Parking	Rent (pcm)	Service Charge (pcm)
1	N/A	N/A	0.1 acre storage	£900	£100
2	LET	LET	LET	LET	LET
3a	1,000ft <sup>2</sup>	93m <sup>2</sup>	unit + parking	£1,750	£150
3b	1,000ft <sup>2</sup>	93m <sup>2</sup>	unit + parking	£1,750	£150
4	LET	LET	LET	LET	LET
5	LET	LET	LET	LET	LET
6	*2,192ft <sup>2</sup>	*204m <sup>2</sup>	0.34 acres	£3,950	£350

*\*Building soon to be under construction  
available Jan 2026*

*available  
separately or  
combined*

**For further information or to  
arrange a viewing, please contact us**

## Units & Storage land **AVAILABLE TO RENT**

**James Nasmyth Way Industrial Estate  
Plot Zero, James Nasmyth Way, Eccles  
Manchester, M30 0SF**

- Detached Warehouses & Yard Premises available to rent
- Units from 1,000ft<sup>2</sup> to 2,192ft<sup>2</sup>
- Secure industrial estate with centrally monitored CCTV, and on site self-monitored CCTV
- Well established business park close to Trafford Park and Manchester City Centre
- Close to J11 of the M60 Manchester ring road motorway
- Close to J2 of the M602 motorway
- Rare opportunity to rent yard space





# Transport Links



## Location

The site is situated in Eccles on Nasmyth Business Park off James Nasmyth Way in Eccles, close to J11 of the M60, accessed via the A57 Liverpool Road. J2 of the M602 is within 1½ miles.

Eccles is 3.5 miles west of Manchester City Centre via the M602. The M60 provides easy access across Manchester and links to the national motorway network including the M62 and the M6.



## Description

Nasmyth Business Park is large mixed use commercial estate located in Eccles, Manchester and is home to around 20 businesses, occupying a site with a prestigious industrial heritage.

The Business Park has 24/7 access with security gate to the estate entrance and centrally monitored CCTV around the clock.

## Accommodation

Sites 1, 3a, 3b and 6 are available for rent, Available separately. Units 1 and / or 3a and 3b can be combined if required.

## Terms

The units / compounds are available by way of new leases on terms to be agreed between the parties.

## Services

Electricity is available in all sites.

## Rateable Value

Upon application.

## Legal Costs

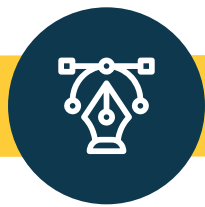
All parties to be responsible for their own legal costs incurred in any transaction.

## EPC

An EPC can be provided upon request.



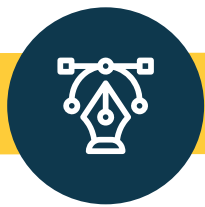




## Accommodation: Double Bay Warehouse

Site 3 features a two-bay industrial unit, split into two separate units marked a and b on the photos below. There is an option to open them out, and / or install purpose-built integral office accommodation, which can comprise two WCs, a mezzanine level offering additional storage, and a breakout room—illustrated in the adjacent unit photos. Each unit measures 15.2m (50 ft) deep by 6m (20 ft) wide overall. They are constructed with an arched steel frame and benefit from a curved roof finished in profiled metal sheet cladding. The building offers a generous internal height, with eaves at 5m (16'4") and a pitch height of 7m (22'9").

Each bay is fitted with a roller shutter door measuring 4.5m wide x 5m high (14'7" x 16'4"), along with a pedestrian access door. Available as two separate self-contained units (marked unit a and unit b) or combined. Externally, the property includes a securely fenced, concrete-surfaced yard suitable for vehicle parking, and is equipped with floodlighting and CCTV for added security.



## Accommodation: Single Bay Warehouse

Site 6 comprises approximately 0.34 acres (1,380m<sup>2</sup>) of hardstanding within a self contained yard, and includes plans for the construction of a single-bay warehouse, offering 1,800 ft<sup>2</sup> (167 m<sup>2</sup>) of space. There is also scope to incorporate a mezzanine level, subject to requirements.

The proposed unit is 18.3m (60 ft) deep by 9.1m (30 ft) wide, with an arched steel frame. It shall benefit from a curved roof finished in profiled metal sheet cladding. The building shall offer a generous internal height, with eaves at 5m (16'4") and a pitch height of 7m (22'9") with a roller shutter door measuring 4.5m wide x 5m high (14'7" x 16'4") and a separate pedestrian door.

The images below depict the office and breakout room in Unit 4, as an example of what will be built within the new unit, offering an additional 36.4m<sup>2</sup> (392ft<sup>2</sup>) of office, kitchenette, storage and WCs. Modifications can be made to suit specific needs, upon request.

