

## **YARD AT BARTON HALL TRADING ESTATE, ECCLES, GREATER MANCHESTER, M30 7NB**



**1.75 Acres (0.71 Hectares)**

- **SECURE MANNED SITE**
- **STRATEGICALLY LOCATED**
- **IMMEDIATELY AVAILABLE**



## LOCATION

The Business Park is located off Liverpool Road in Eccles, which has excellent Motorway access via Junction 11 of the M60 Motorway, which gives direct access to Junction 1 of the M602 in to Manchester City Centre. The connection to the M62 is within 1 mile and the M61 is within 3.5 miles of the location.

## DESCRIPTION

The yard occupies a central position within the estate and is a mix of concrete pads and tarmac. The site is accessed via a manned security gate, and CCTV.

24 hour access is available and the yard can be demarked with fencing if required.

## ACCOMMODATION

	Acres	Hectares
<b>Total Area</b>	<b>1.75</b>	<b>0.71</b>

(Measurements to be confirmed)

## SERVICES

The site benefits from all main services.

## SERVICES RESPONSIBILITY

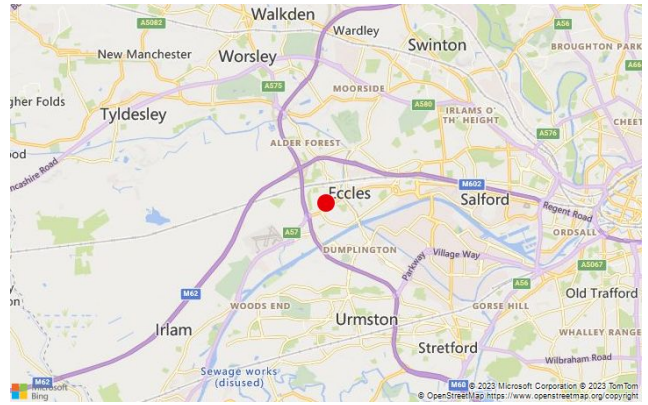
It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

## RENTAL

£150,000 per annum.

## LEASE TERMS

Full repairing insuring lease for a term to be agreed.



## LEGAL FEES

Each party to be responsible for their own legal fees.

## VAT

Rents and prices where quoted, are exclusive of, but will be subject to VAT at the prevailing rate.

## VIEWING

Strictly by appointment with the sole agents.

## Nolan Redshaw

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## DTRE

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## ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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