

## **UNIT 23 ETON BUSINESS PARK, ETON HILL ROAD, RADCLIFFE, M26 2ZS**



**850 Sq Ft (78.96 Sq M)**

- **HIGH QUALITY UNIT**
- **ESTABLISHED INDUSTRIAL LOCATION**
- **24 HOUR ACCESS**
- **VNPR ON ENTRANCE GATES**



## LOCATION

The premises are situated on the corner of Bury Road and Eton Hill Road, Radcliffe. Bury Road is a busy main road linking Bury and Radcliffe Town Centres, which are approximately 1.5 miles and 1 miles from the site respectively.

The A56 Manchester Road, the main "A" road between Bury and Manchester is situated approximately 0.5 miles to the East. Connection to M61 is 2 miles away, with the M60 5 miles away from the property.



## DESCRIPTION

Eton Business Park is suitable for a variety of uses. The unit comprises of a modern steel truss roof building, with a double skin profile steel sheet roof with roof lights.

The floor is concrete and the unit incorporates a kitchen area, as well as a W.C. and an electric up and over roller shutter door, measuring 3.26 wide by 3.38 metres high. The eaves height is 3.83 metres.

## ACCOMMODATION

	Sq. Ft.	Sq. M.
<b>Total Area</b>	<b>850</b>	<b>78.96</b>

(Measurements to be confirmed)

## 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

£11,900 per annum.

## SERVICE CHARGE

The current service charge is £1.25 per sq. ft, per annum.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## RATES

To Be Assessed.

## VAT

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

## EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

## VIEWING

Strictly by appointment with the agents

## NOLAN REDSHAW

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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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