

UNIT 25 ETON BUSINESS PARK, ETON HILL ROAD, RADCLIFFE, M26 2ZS



1,482 Sq Ft (137.68 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, W.C., a small office 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.
Total Area	1,482	137.68

(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

£20,748 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

The current rateable value is £14,750 per annum, the premises may be eligible for small business rates relief, however it is the prospective tenants responsibility to ensure that this rate relief applies to themselves.

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

Contact: Jonathan Pickles

Tel: 0161 763 0825

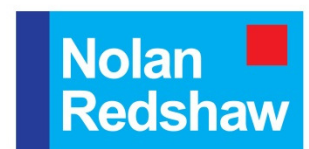
Email: jonathan@nolanredshaw.co.uk

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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Property

Unit 25, Eton Business Park, Eton Hill Road, Radcliffe, Manchester, M26 2ZS

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Valuation

Current rateable value (1 April 2023 to present)

£14,750

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£14,750
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£9,400

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