

UNIT 30 ETON BUSINESS PARK, ETON HILL ROAD, RADCLIFFE, MANCHESTER, M26 2ZS



2,800 Sq Ft (260.12 Sq M)

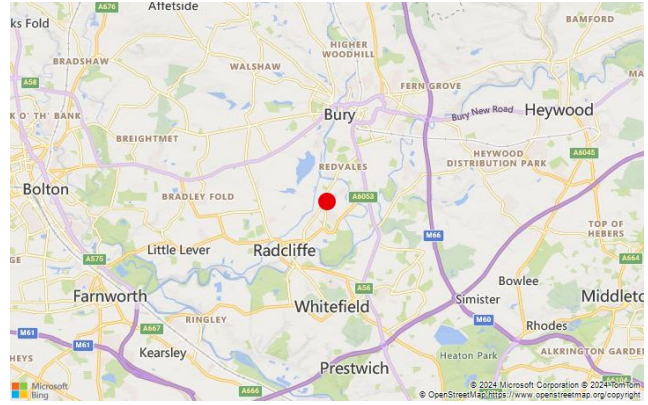
- **HYBRID UNIT**
- **ESTABLISHED INDUSTRIAL LOCATION**
- **24 HOUR ACCESS**
- **VNPR ON ENTRANCE GATES**



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

Unit 3 is situated on Eton Business Park and is suitable for a variety of uses with its hybrid nature being a warehouse and quality office space.

The unit is accessed via a personnel door, which leads to an open plan office, which benefits from suspended ceiling, LED lights and warm and cool air conditioning system.

There are three spacious offices off the main office, one is used a board room. There are two W.C.'s, and a kitchen / canteen area. Attached to the office is a storage area accessed by an electric roller shutter door (4.5 metres by 3.5 metres), a useful mezzanine has also been installed as a further storage area.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Office	1,955.07	181.63
Warehouse	844.93	78.49
Total Area	2,800	260.12
Mezzanine	382	35.49

(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

£39,200 per annum

SERVICE CHARGE

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

INSURANCE

£0.47 per sq. ft., per annum

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The current rateable value is £27,250 per annum.

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

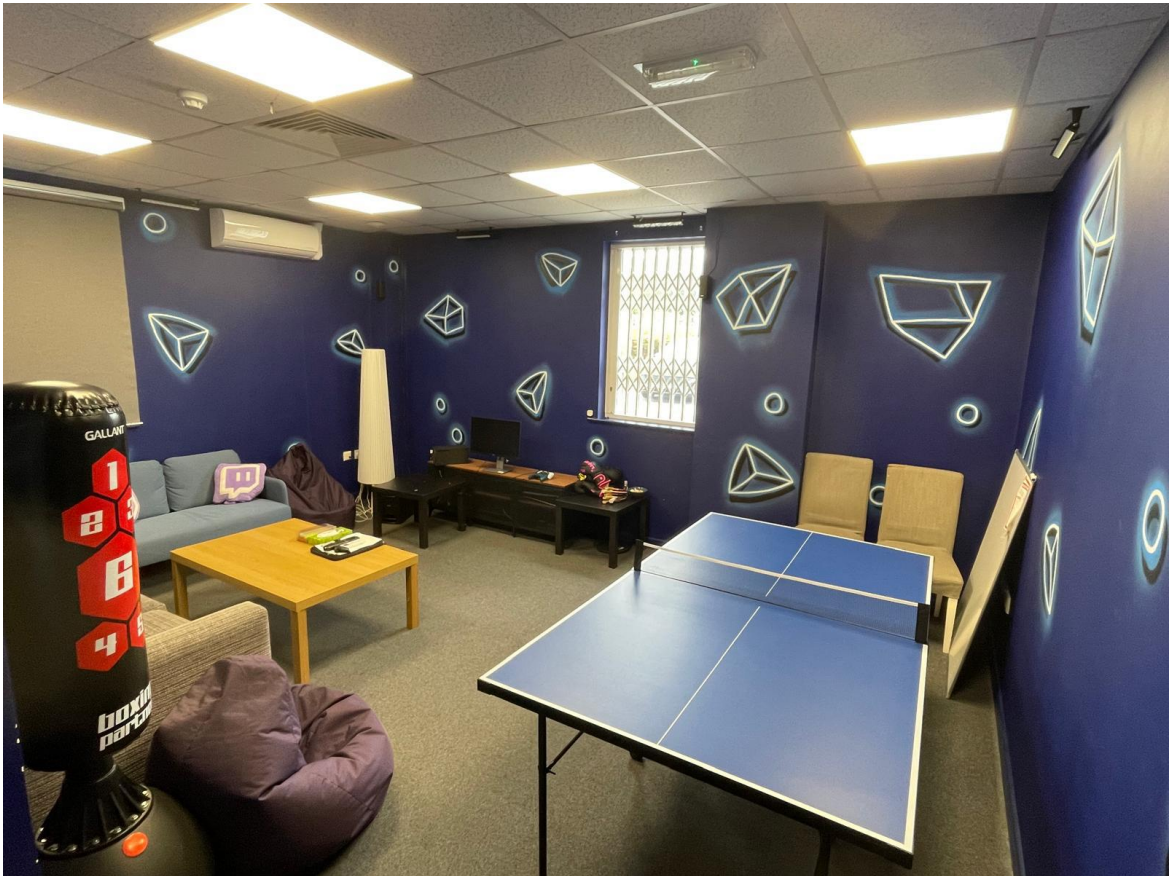
We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.

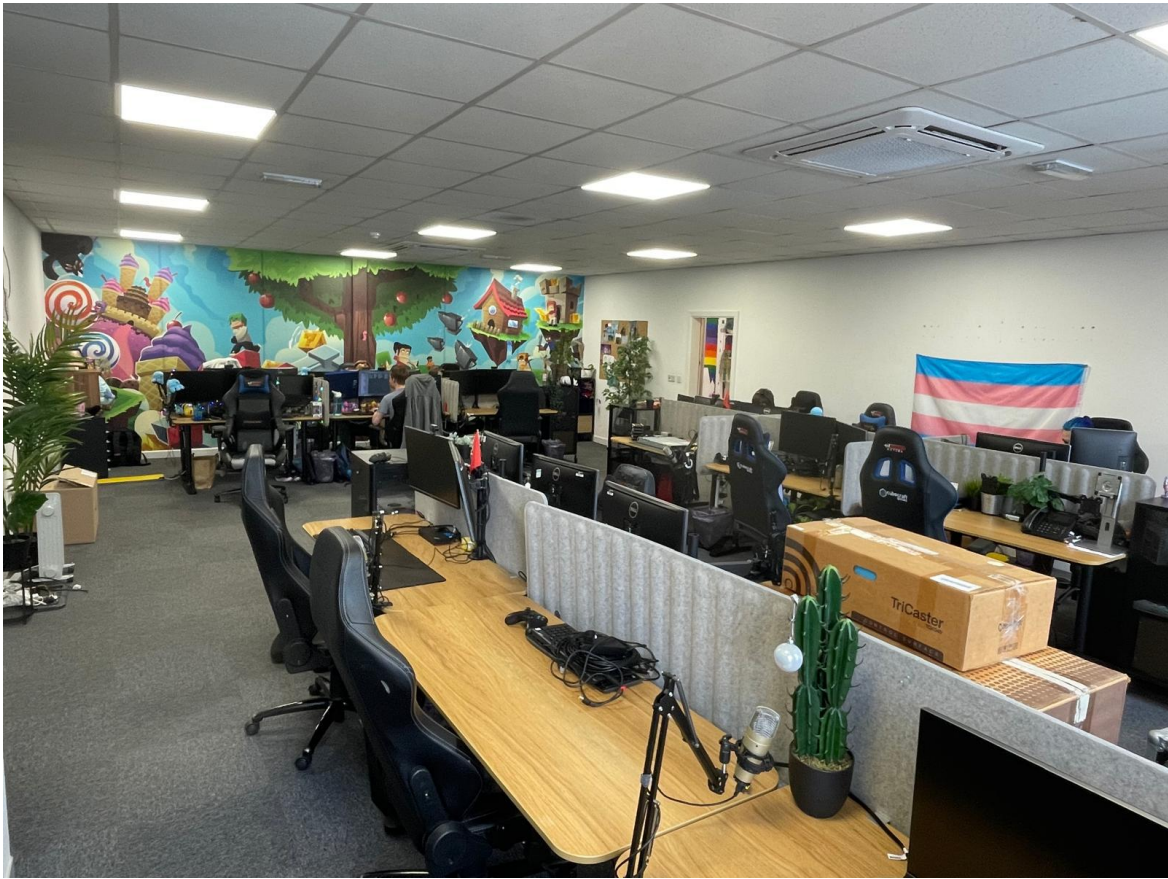


1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 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 30, Eton Business Park, Eton Hill Road, Radcliffe, Manchester, M26 2ZS

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Valuation

Current rateable value (1 April 2023 to present)

£27,250

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	£27,250
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£18,250

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