

FIRST FLOOR OFFICES BARTON HALL INDUSTRIAL ESTATE, ECCLES, M30 7NB



3,025 Sq Ft (281.02 Sq M)

- **IMMEDIATELY AVAILABLE**
- **DIRECT ACCESS TO THE M60**
- **ALL INCLUSIVE RENT**
- **SECURE SITE**



0161 763 0828



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LOCATION

The Business Park is located off Liverpool Road in Eccles, with excellent motorway access via Junction 11 to the M60 Motorway, which gives direct access to Junction 1 of the M602 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 available offices are situated at First Floor level, which was within the main HQ for the former owners of the estate, L Gardiner and Sons.

The offices have been completely redecorated throughout and offer flexible office accommodation.

The fit out includes suspended ceilings, gas fired central heating, CAT5 perimeter trunking, five separate offices, together with a separate kitchen, two wc's and shower facilities.

The site has secure perimeter fencing and provides 24 hour gated security and CCTV. On site parking is also available.

ACCOMMODATION

| | Sq. Ft. | Sq. M. |
|-------------------|--------------|---------------|
| Total Area | 3,025 | 281.02 |

(Measurements to be confirmed)

SERVICES

All main services are available.

SERVICES RESPONSIBILITY

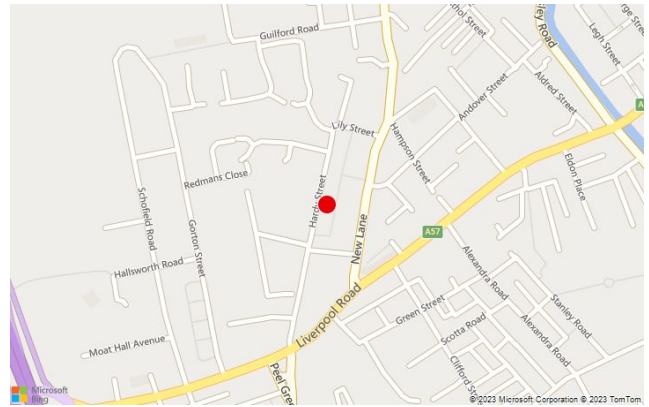
It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

£15 per sq. ft.

SERVICE CHARGE

A service charge is levied to cover the external maintenance and manned gatehouse and CCTV, this will form part of the all inclusive rent.



LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

To be included with the all inclusive rent.

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 sole 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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