

Barton Business Park Manchester

Available to Let
Warehouse
1,370 sq ft (127 sq m)



4.8 m to 6.2 m eaves



Manual operated roller shutter door



Excellent location



Three-phase electricity



LED lighting

Barton Business Park

Barton Business Park, Cawdor Street, Eccles Manchester M30 0QR



Description

The industrial estate comprises a former industrial complex arranged in 3 buildings. Two are modern portal steel frame properties with one having been sub-divided to provide smaller self-contained units. The buildings are predominantly of full height brickwork elevations under lined profile asbestos clad roofs incorporating translucent roof panels.

The park benefits from one main entrance to the north leading to a central parking, loading and yard area which runs through the centre of the park and leads to a smaller secondary entrance to the south of the site.

Location

Barton Business Park is situated on Cawdor Street, just off the main A57 Road, which is the main thoroughfare through Eccles and Patricroft. Junction 11 of the M60 Manchester Circular is located approximately 0.8 mile to the east of the property. The property directly fronts the Bridgewater canal to the rear boundary of the site and it is adjacent to a small wharf on the southern boundary.

Eccles is located within Greater Manchester and is only 2.7 miles west of the city of Salford and 3.7 miles west of Manchester City Centre, located between the M602 motorway to the north and the Manchester Ship Canal to the south and is also well served by public transport, benefiting from the Metrolink and a mainline railway station within the town centre.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

mileway.com

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

Viewing / Further Information

Please contact:

Mileway
Charlotte Middleton
 northwest@mileway.com
 01925 358160

Knight Frank
Bradley Norton
 Bradley.Norton@knightfrank.com
 0161 470 0611

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 11	Warehouse	1,370	127	Immediately	£1,300 PCM
Total		1,370	127		

Mileway