

AVAILABLE NOW • FAST TRACK LEASE AVAILABLE

BARTON BUSINESS PARK

CAWDOR STREET • ECCLES • MANCHESTER

JUNCTION 11 M60 & JUNCTION 2 OF THE M602



UNIT B

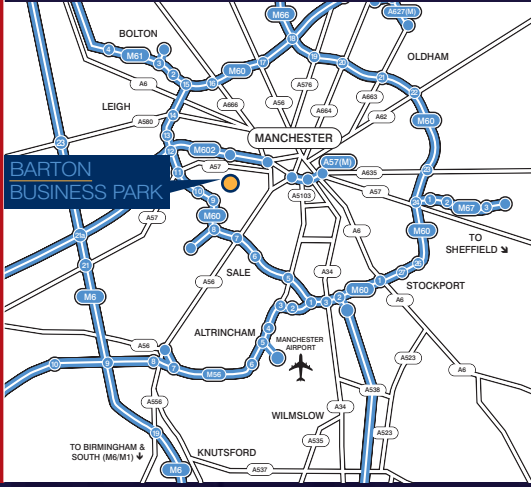
TO LET

INDUSTRIAL / WAREHOUSE ACCOMMODATION
AVAILABLE ON FLEXIBLE LEASE TERMS

47,470 SQ FT
(4,410 SQ M)



M30 0QR



LOCATION

Barton Business Park lies within 1 mile of both junction 11 of the M60 and junction 2 of the M602. Manchester City Centre lies approximately 5 miles to the east accessed via the A57 Liverpool Road. The estate is well located for access to the north west major centres.

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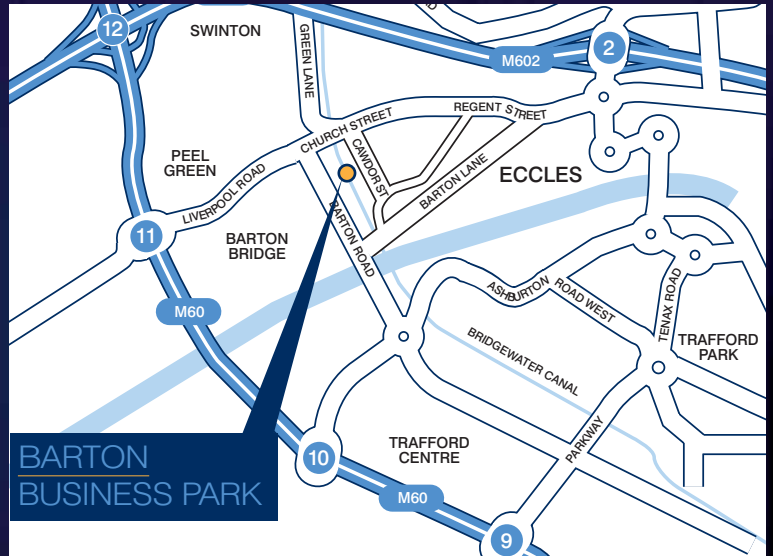
DESCRIPTION

Barton Business Park benefits from the following features:

- Industrial / warehouse units
- Access via roller shutter door
- 7-9 metre eaves
- 9 loading doors
- Secure site
- Open plan dual bay steel portal frame construction

PLANNING

The units have planning permission for categories B1, B2 and/or B8 of the Town and Country Planning (Use Classes) Order 1987.



RENT

Rent upon application.

VAT

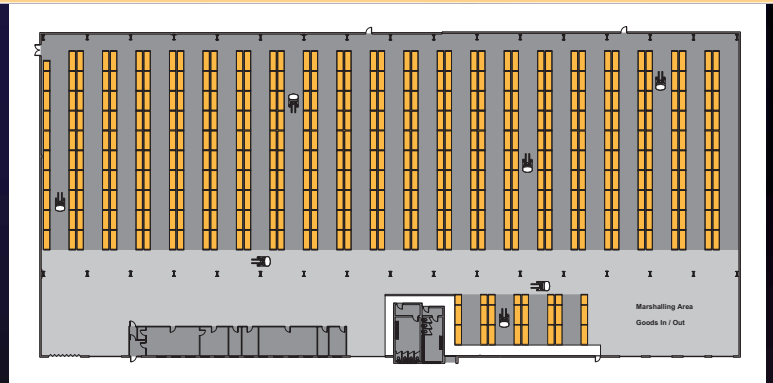
All prices/rent are quoted exclusive of VAT.

TERMS

The unit is available by way of new FRI lease and service charge.

VIEWING

Strictly by appointment via the joint agents.



INDICATIVE RACKING PLAN

Capacity	3,606 pallets
Size	1.2m width x 1m depth x 1.2m height

Managed by

COMMERCIAL ESTATES GROUP

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