



**BARTON HALL**  
INDUSTRIAL ESTATE

Hardy Street, Eccles M30 7NB

**4 UNITS IMMEDIATELY AVAILABLE TO LET**

**B1** 4,118 SQ FT

**G4** 9,237 SQ FT

**G7** 6,500 SQ FT

**K1/ K (1<sup>st</sup>)** 9,908 SQ FT

MODERN REFURBISHED UNITS FULLY AVAILABLE

**3,832 – 15,737 SQ FT**

Less than  
**1/2 MILE**  
from **JCT 11** of the  
**M60 Manchester**  
**Orbital**



**MANNED SECURITY**  
**GATEHOUSE**  
with **24 HOUR**  
**ACCESS**



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## LOCATION

SAT NAV **M30 7NB**

### BARTON HALL INDUSTRIAL ESTATE IS LOCATED OFF LIVERPOOL ROAD IN ECCLES, WITH EXCELLENT MOTORWAY ACCESS

The main estate entrance is on Hardy Street, Eccles. **Junction 11** of the **M60 Orbital Motorway** is located within  $\frac{1}{2}$  mile which gives direct access to **Junction 1** of the **M602** and offers excellent access to the North West / regional conurbations. The connection to the **M62** is **within 1 mile** and the **M61** is within **3.5 miles** of the location.

**Manchester City Centre** can be reached Via the **M602** within 25 minutes and **Liverpool** within 55 minutes via the **M62**.



**Liverpool Road (A57)** is well served by a high frequency bus service.



**Eccles Metrolink Station** provides a direct link to Manchester city centre.



**Patricroft Station** is less than **1 mile** away, with regular train services to Manchester and the north of England.

Nearby lies the AJ Bell Stadium, the Trafford Centre Retail and Leisure complex and Trafford Park, the North West's Premier industrial estate.



**Manchester Airport** is 10 miles away.



Manchester City Centre	6.8 miles	25 mins
Manchester Freight Terminal	3.2 miles	10 mins
Manchester Airport	11 miles	14 mins
Warrington	14.8 miles	20 mins
Liverpool	30 miles	35 mins
Port of Liverpool	30 miles	40 mins
Chester	40 miles	45 mins
Preston	31 miles	40 mins
Leeds	46 miles	55 mins
Birmingham	90 miles	1hr 30 mins
London	205 miles	4 hours







## DESCRIPTION

### BARTON HALL INDUSTRIAL ESTATE OFFERS A SELECTION OF WAREHOUSE AND OFFICE FACILITIES IN VARIOUS SIZES.

The estate has recently undergone a range of refurbishment works and benefits from the following specification:



**Steel Portal Frame Construction**



**Manned security gatehouse with 24 hour access**



**Electric roller shutter loading doors**



**Site CCTV**



**Eaves from XXm to XXm**



**Internal offices and W/C facilities**



**3 phase electricity**



**LED Lighting**





## ACCOMMODATION

**THE ESTATE CURRENTLY HAS 5 INDUSTRIAL UNITS AVAILABLE TO LET WITH SIZES RANGING FROM 3,590 SQ FT TO 9,908 SQ FT.**

The available accommodation has been calculated using the RICS Code of Measuring Practice (6th Edition) and offers the following floor areas.

UNIT	WAREHOUSE	OFFICES	TOTAL
<b>B1</b>	X SQ FT	X SQ FT	<b>4,117 SQ FT</b>
<b>G4</b>	X SQ FT	X SQ FT	<b>9,237 SQ FT</b>
<b>G7</b>	X SQ FT	X SQ FT	<b>6,500 SQ FT</b>
<b>K1</b>	X SQ FT	X SQ FT	<b>3,590 SQ FT</b>
<b>K (1<sup>st</sup>)</b>	X SQ FT	X SQ FT	<b>6,318 SQ FT</b>

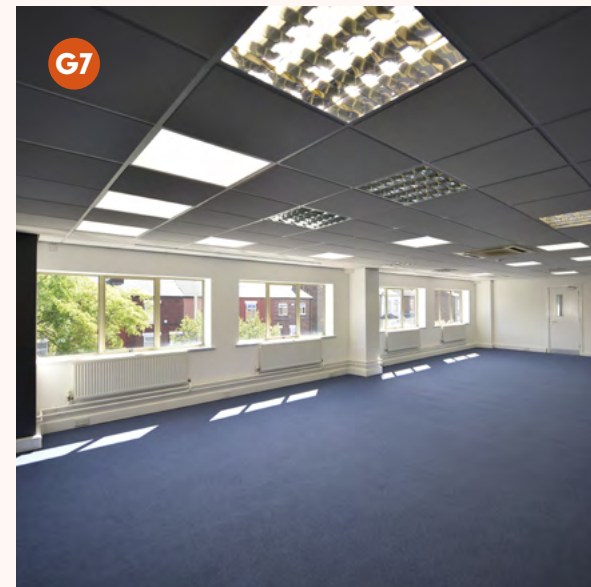
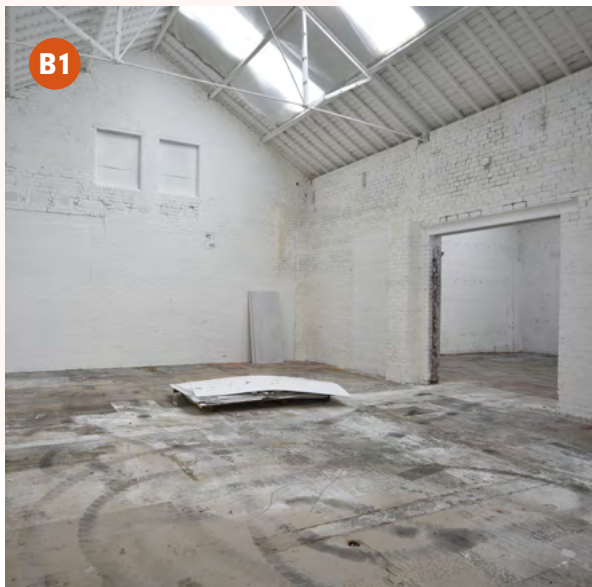
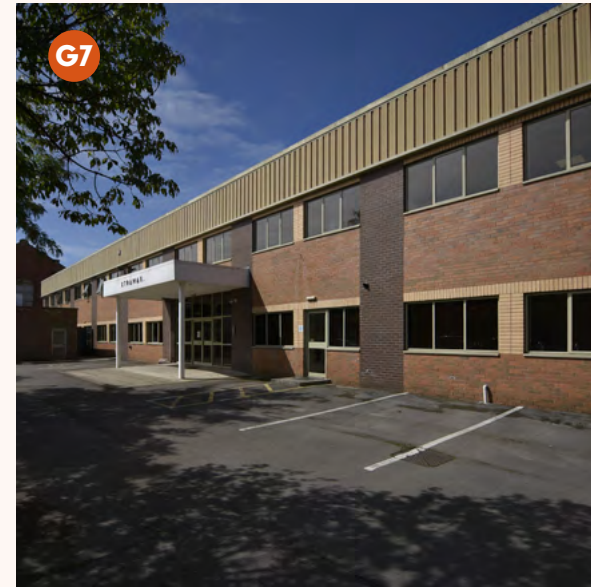
Units K1 & K1 1st can be taken individually or as a whole.







# GALLERY







## FURTHER INFORMATION

### TERMS

The units are available  
To Let for a term of years  
to be agreed.

### RENT

On application with  
the joint agents.

### VAT

All prices are exclusive of,  
but may be liable to VAT.

For further information please contact the joint agents:

#### Jonathan Pickles

0161 763 0825

jonathan@nolanredshaw.co.uk

#### Harry Bowers

07468 860 068

harry@nolanredshaw.co.uk



### LEGAL COSTS

Each party to bear  
their own legal costs.

### EPC

An EPC's have been  
prepared and is  
available upon request.

#### Jack Weatherilt

07920 468 487

jack.weatherilt@dtre.com

#### Andrew Lynn

07795 107 469

andrew.lynn@dtre.com



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