



## Unit G3/G4

Barton Hall Industrial Estate, Hardy Street, Eccles, M30 7NB

### **Modern Refurbished Warehouse Less than 1/2 mile from Junction 11 of the M60**

**9,237 to 26,446 sq ft**  
(858.15 to 2,456.91 sq m)

- Refurbished internal offices
- Drive in level loading
- W/C's and Kitchenette
- Concrete floor
- Secure manned estate with 24 hour access
- On site CCTV

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## Summary

Available Size	9,237 to 26,446 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon enquiry

## Description

Two warehouse units directly adjacent with the option of a large concrete yard. The site offers 24/7 security.

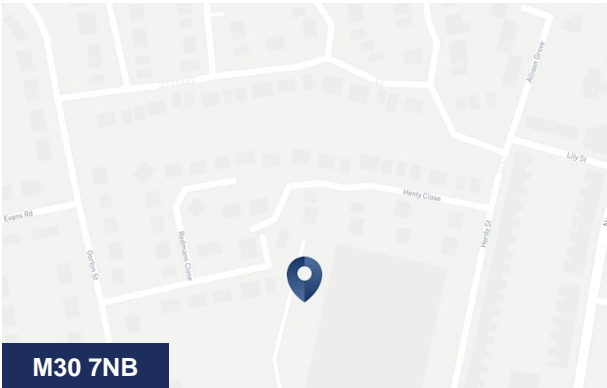
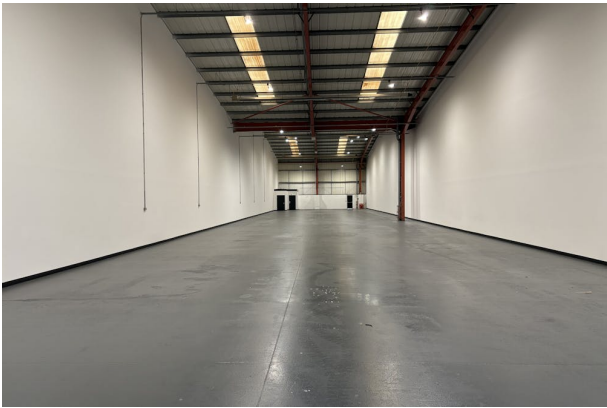
## Location

The Business Park is located off Liverpool Road in Eccles, with excellent motorway access via Junction 11 to the M60 Motorway (Less than 1/2 mile away), 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - G3	17,209	1,598.77	Available
Unit - G4	9,237	858.15	Available
Total	26,446	2,456.92	



M30 7NB

## Viewing & Further Information

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