

TO LET

**UNIT G3, BARTON HALL INDUSTRIAL ESTATE,
ECCLES, GREATER MANCHESTER, M30 7NB**



17,477 Sq Ft (1,623.61 Sq M)

- **FULLY REFURBISHED**
- **AVAILABLE FEBRUARY**
- **SECURE SITE**
- **CLOSE TO JUNCTION 11, M60**



0161 763 0828



info@nolanrealestate.co.uk



www.nolanrealestate.co.uk



Nolan Real Estate

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 M62 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 unit comprises of a mid-terraced single bay warehouse, constructed of steel portal frame under a profile steel pitched roof with translucent panels.

The premises are accessed via a electric roller shutter door to 4.08m x 3.82m, with a maximum eaves height of approximately 8.96 metres.

The premises benefit from three phase electricity and LED warehouse lighting.

Access to the estate is manned with 24 hour access available via the gatehouse and on site CCTV.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Total Area	17,477	1,623.61

(Measurements to be confirmed)

SERVICES RESPONSIBILITY

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

RENTAL

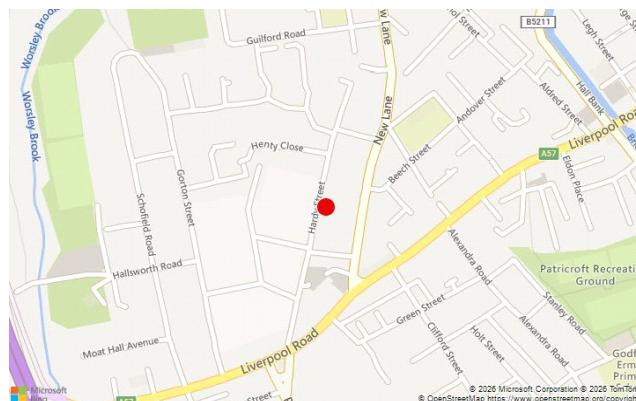
£8.00 per sq. ft.

SERVICE CHARGE

A service charge is levied to cover the external maintenance and manned gatehouse and CCTV.

LEGAL FEES

Each party to be responsible for their own legal fees.



RATES

We understand the rateable value to be £103,000 per annum.

VAT

Rents and prices where quoted, are exclusive of, but will be liable to VAT at the prevailing rate.

EPC

The property has an Energy Performance Rating of C.

VIEWING

Strictly by appointment with the agents.

Nolan Real Estate

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DTRE

Contact: Jack Weatherilt

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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 Real Estate 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 Real Estate has the 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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Energy performance certificate (EPC)

Unit G3, Barton Hall Hardy Street Eccles MANCHESTER M30 7NB	Energy rating C	Valid until: 3 April 2028
		Certificate number: 9699-3097-0788-0400-1205

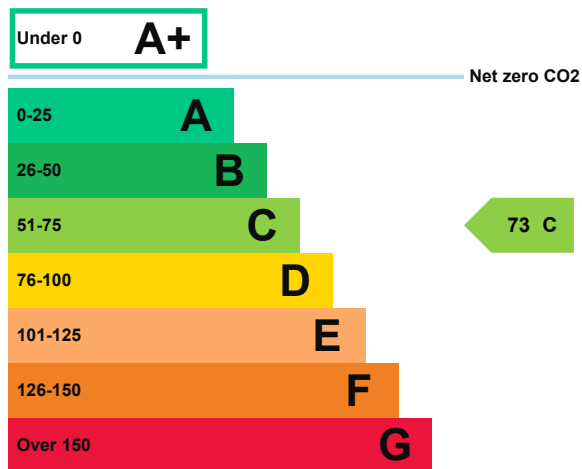
Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	2,232 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.