



TO LET

WAREHOUSING/MANUFACTURING UNIT BARTON HALL

3224 Sq M (34,708 Sq Ft)



Barton Hall

Hardy Street
Eccles
Greater Manchester
M30 7NB

LOCATION

The site is within 1/3 mile of the M60 Eccles/Irlam Interchange, Junction 11, and 3 miles east of Manchester City Centre.



Hardy Street, Eccles, Greater Manchester, M30 7NB



DESCRIPTION

The single storey unit was constructed in the last 8 years and provides excellent warehousing/manufacturing space. There are extensive office facilities that can be included in their entirety or in part. The specification includes:-

- Office with double glazing and central heating
- Industrial floor space with 2 loading doors – 3.8m (w) x 5.3m (h)
- Overall headroom 6.4m to eaves 7.2m to ridge
- High intensity pendant lighting
- High level gas heaters
- Super flat, reinforced floor
- 1,000 KVA currently connected with a total of 2,000 KVA, if necessary
- Industrial space 2,717 m sq (29,253 sq ft), plus male and female w.c.'s.
- Office space over two floors up to 501.85 m sq (5,455 sq ft) GIA
- Main bay 55m x 33m approximately
- Extensive parking and yard space on the estate



RATING

The industrial floor space and ground floor offices currently have a rateable value of £116,000 with effect from 01.04.2010.

LEASE

The property is available on flexible lease terms. Each party is to be responsible for its own legal costs.

VIEWING

By arrangement with the joint agents:-

Beesleys Chartered Surveyors

Rossetti Place, 6 Lower Byrom Street, Manchester, M3 4AP

Tel: 0161 839 2444 - Contacts: Stuart/Emma Beesley

www.beesleyscs.co.uk

Atlas One

20 Princes Street, Stockport, Cheshire, SK1 1SW

Tel: 0161 477 6002 - Contact: Matthew Silas