



**PROMINENT LOCATION**

# SUMMARY

- Excellent Communication Links
- Flexible Working Space
- Roller Shutter Doors
- Suitable for a range of industrial & trade uses
- Prime Industrial Location

# DESCRIPTION

Agecroft Enterprise Park is a well-established industrial and business estate offering a range of modern warehouse and workshop units in a secure, accessible location within Greater Manchester. The estate provides high-quality accommodation designed to suit a variety of uses, including storage, distribution, trade counter, and light industrial operations.

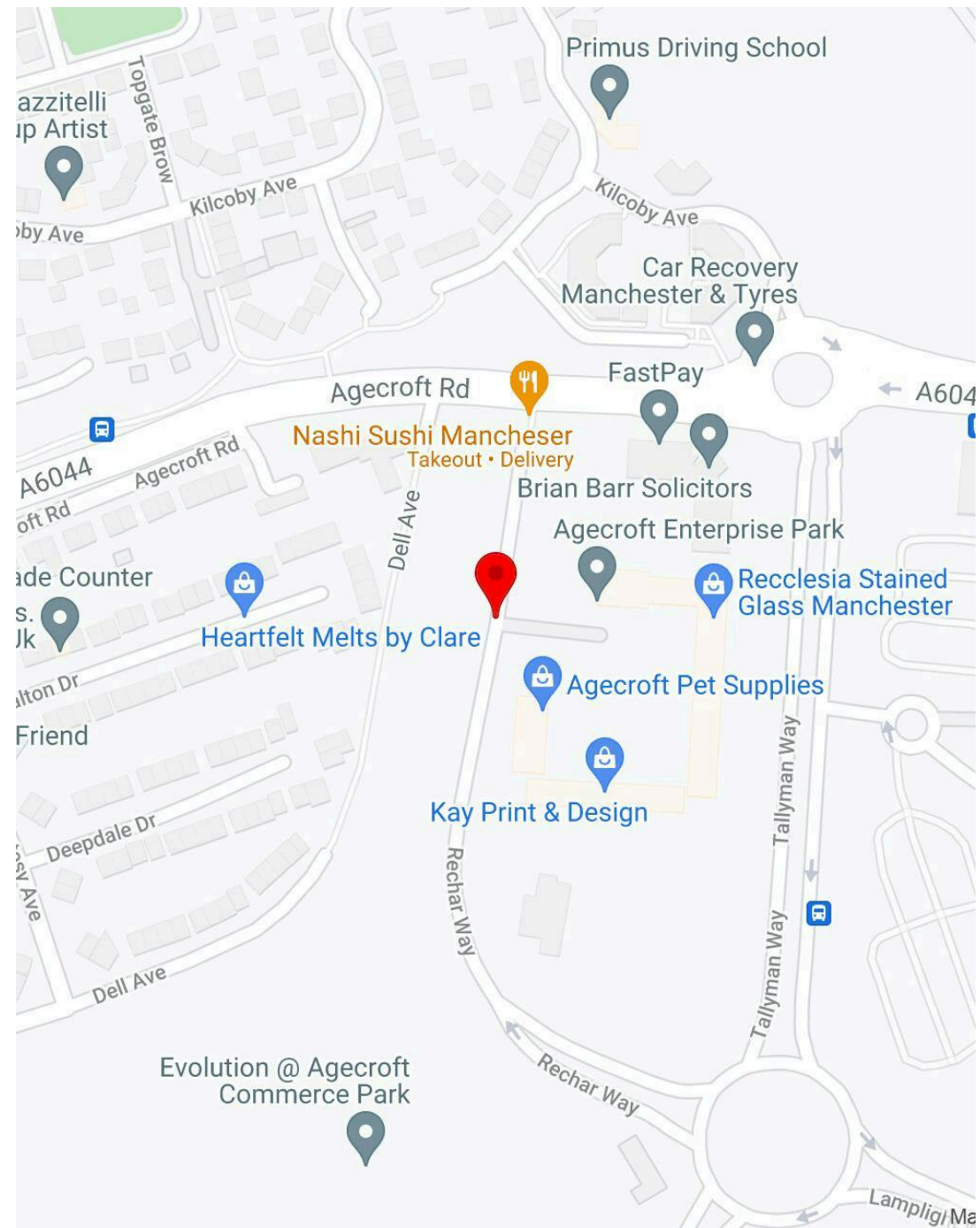
Units are typically arranged with roller shutter loading doors, separate pedestrian access, and integrated office or ancillary space in selected units. The site benefits from dedicated on-site parking, generous loading areas, and a secure gated environment, providing a practical and well-managed setting for growing and established occupiers alike.



# LOCATION

Ideally located off Agecroft Road (A6044), the estate enjoys excellent connectivity to both Manchester city centre and the wider motorway network. The M60 (Junction 17) and M62 motorways are just a short drive away, providing rapid access to Bolton, Bury, Salford, and Manchester Airport.

The surrounding area is an established commercial hub with a strong mix of industrial, logistics, and business occupiers. Local amenities, retail outlets, and public transport links are all within close proximity, ensuring convenience for both staff and visitors.



# Agecroft Enterprise Park



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# AVAILABILITY

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DESCRIPTION

SQ FT

RENT

SERVICE CHARGE

Unit 6

1,500

£2,375 /month

£125 /month

# VAT

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All figures quoted are exclusive of, but will be liable for, VAT at the prevailing rate.

# RATES

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Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.

# EPC

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**TO ARRANGE A VIEWING, PLEASE CONTACT**



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# HURSTWOOD HOLDINGS



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