

UNIT 35-36 ETON BUSINESS PARK, ETON HILL ROAD, RADCLIFFE, M26 2ZS



3,424 Sq Ft (318.09 Sq M)

- **HYBRID UNIT**
- **ESTABLISHED INDUSTRIAL LOCATION**
- **24 HOUR ACCESS**
- **VNPR ENTRANCE GATES**



LOCATION

The premises are located on the corner of Bury Road and Eton Hill Road, Radcliffe. Bury Road is the main link road between Bury and Radcliffe.

The A56 Manchester Road is the main A road between Bury and Manchester, and is situated approximately 2.5 miles to the East. Connection to the M61 is two miles away, and the M60 is five miles away from the property.

DESCRIPTION

Eton Hill Business Park is an established industrial location of modern units, this unit comprises of a modern steel trussed building, with double skin profile steel sheet roof and translucent panels.

The unit has a concrete floor and is accessed via an electric roller shutter. Offices have been created and are fully carpeted with the benefit of suspended ceilings and LED lights, a spacious canteen and kitchen has been constructed together with a modern board room and open plan office, a workshop and reception area are also in situ.

The premises benefits from electric warehouse heaters and three phase power.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Total Area	3,424	318.09

(Measurements to be confirmed)

SERVICES RESPONSIBILITY

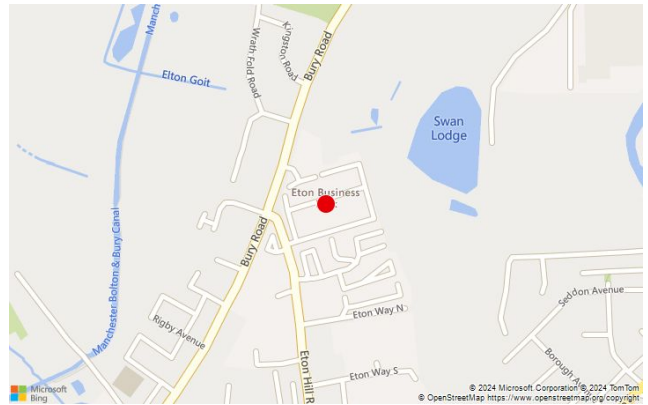
It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

£44,512 per annum.

SERVICE CHARGE

The current service charge is £1.25 per sq. ft. per annum.



LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

Please refer to the Local Authority for information on rates.

VAT

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

EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

VIEWING

Strictly by appointment with the sole agents.
NOLAN REDSHAW

Contact: Jonathan Pickles
Tel: 07469 153 718 / 0161 763 0825
Email: jonathan@nolanredshaw.co.uk

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 Redshaw Ltd 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 Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



0161 763 0828



