

## TO LET

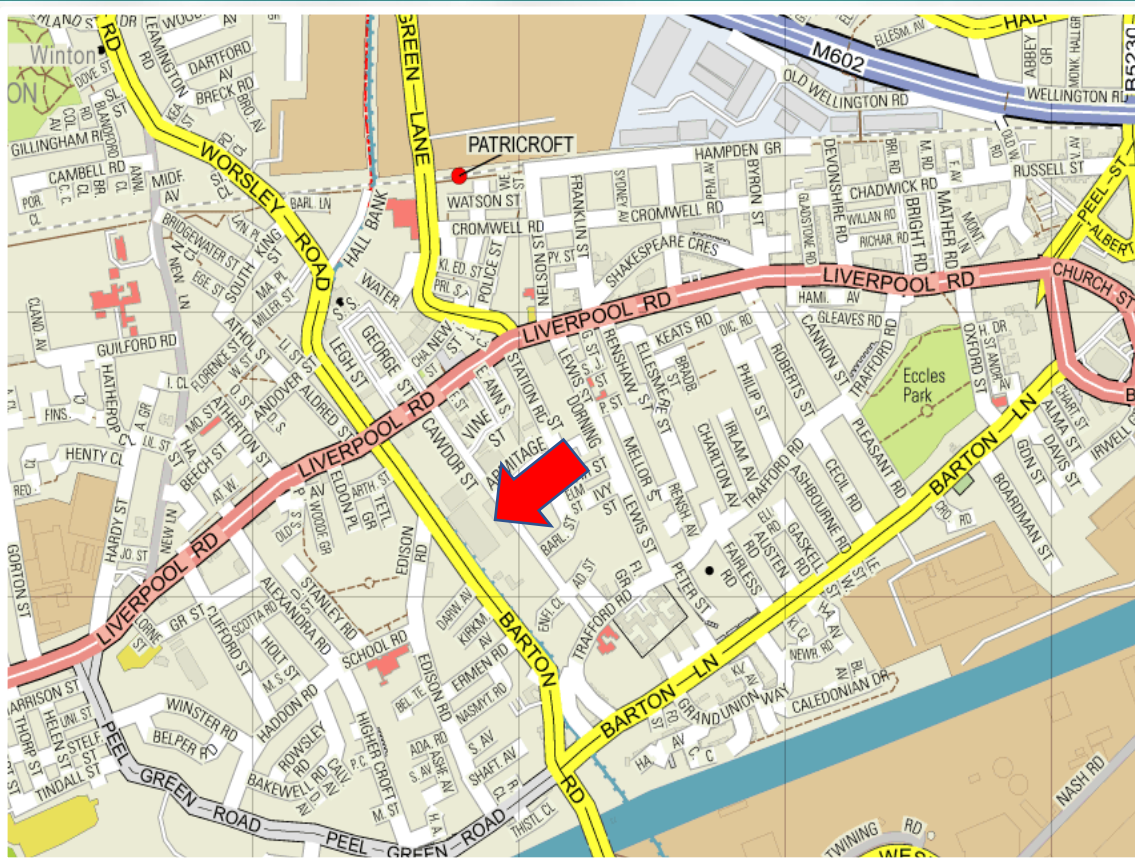


- Low rent (£4.00 psf) on sub-lease until August 2025 available. Shorter terms may be available
- Alternatively a new lease directly from the Landlord may be available subject to negotiation
- Upgraded power supply
- Motorway access within 0.9 miles

**UNIT B, BARTON BUSINESS PARK, CAWDOR STREET, ECCLES, MANCHESTER M30 0QR**

**0161 833 9797** [www.wtgunson.co.uk](http://www.wtgunson.co.uk)





**LOCATION**

Barton Business Park is positioned on Cawdor Street, Eccles, within close proximity of motorway access (Junction 11, M60 – approx. 0.9 miles; Junction 2, M602 – approx. 1.6 miles) and Manchester City Centre via Regent Road.

**DESCRIPTION**

Unit B comprises a detached industrial unit on larger multi-let industrial estate. The unit is predominantly open plan internally and is constructed of largely full height brick/blockwork elevations surrounding a steel portal frame beneath a multi pitched, insulated asbestos sheet roof.

Internal access is via loading doors to the front elevation along with personnel entrances. The eaves height is 5m, rising to 8m at the apex. We understand that new sodium lighting and an upgrade to the power supply (now 1,500kva) have recently both been installed.

Externally, the unit shares the loading/parking yard with the other occupiers on the multi-let estate.

**ACCOMMODATION**

As measured on a Gross Internal basis (GIA) in accordance with the RICS Property Measurement 2nd Edition, the area of the property is as follows:

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	4,409	47,468
Mezzanine (Works Office & Storage)	141	1,518
<b>Total</b>	<b>4,550.92</b>	<b>48,986</b>

**LEASE**

The accommodation is available by way of a sub-lease, expiring on 14<sup>th</sup> August 2025. A shorter term may be available.

Alternatively, a new lease directly from the Landlord at market rent may be available, subject to negotiation.

**RENT**

On a subletting basis, **£195,944 per annum exclusive** (£4.00 psf).





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 **wtgunson**  
commercial property consultants



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### SERVICE CHARGE

A service charge will be levied to cover the maintenance of the estate. We understand that the current service charge payable is £16,817 per annum (£0.34psf).

### EPC

A copy of the EPC is available upon request.

### VAT

All figures quoted are exclusive of but may be liable to VAT.

### VIEWING

By appointment with the joint agents, **WT Gunson** and **Cushman & Wakefield**:

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Photograph taken 2021