

TO LET NEW INDUSTRIAL UNITS

1,550 - 4,500 sq. ft.

Flexible workspaces to suit your business needs

MANDALE PARK

M30

CAWDOR STREET,
ECCLES, M30 0GJ



Mandale
Group

MANDALE PARK

M30

CAWDOR STREET,
ECCLES, M30 0GJ



VIEW OUR
VIRTUAL TOUR

THE UNITS

This development comprises an estate of 14 two storey hybrid units and 1 industrial unit.

Internally, the hybrid units are split over two levels; the ground floor features warehouse/storage accommodation over a concrete slab, accessed via a roller shutter to the front elevation. The upper floor provides a high specification multi-purpose accommodation alongside a kitchenette, ideal for an office but adaptable to suit any needs. The external envelope is of facing brickwork construction with a glazed entrance facade and the property is surmounted by a pitched, tiled roof.

The hybrids have been designed with occupier affordability in mind; LED fittings and electric panel radiators throughout contribute to excellent EPC ratings and low running costs. The property benefits from a ten year insurance-backed build warranty.

The larger industrial unit stands at 4,500 sq. ft. over one floor with the same high specification and quality of build seen throughout the development. Perfect for the likes of a trades counter or depot.

LOCATION

Mandale Park M30 is situated in a well-established industrial area of Eccles in Greater Manchester. The business park is located just 5 miles from Manchester City Centre and is easily accessed by both the M60 and M62.

TERMS

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.

SERVICES

The properties will have:

- 3 phase electric
- Water
- BT connection
- Electric roller door
- Kitchenette and WC
- Load bearing floor
- Individual meters for self-control

VAT

All figures quoted are exclusive of VAT which will be applied.

EPC

To be provided upon completion of each unit.

RESERVATION

Contact us today to arrange a viewing and to reserve a property.

Type	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE
Hybrid	1,550	2	£25,000 + VAT	£620 + VAT	£300 + VAT
Industrial	4,500	1	£58,500 + VAT	£1,800 + VAT	£900 + VAT



0161 833 9797
www.wtgunson.co.uk

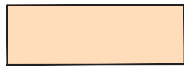


15

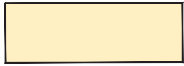
13

14

AB22 A JB



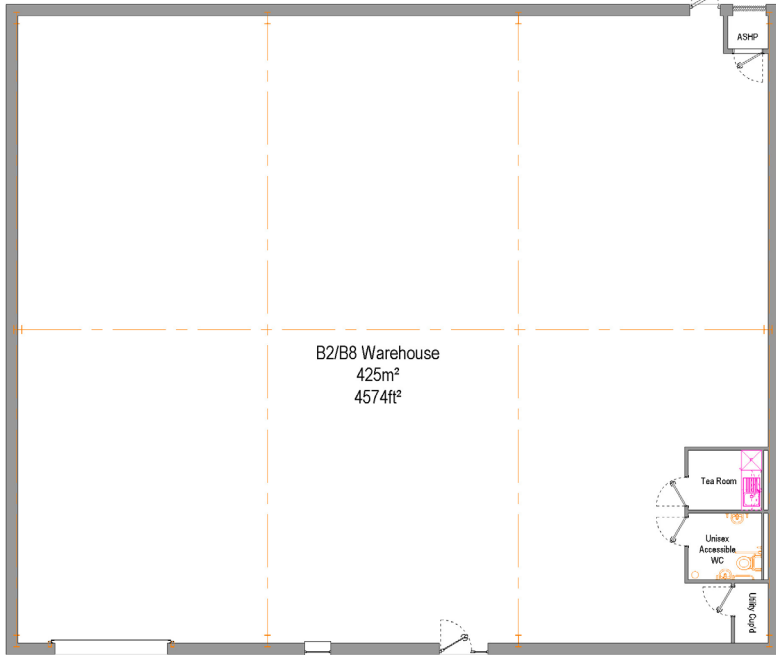
1 no. INDUSTRIAL UNIT



14 no. HYBRID UNITS



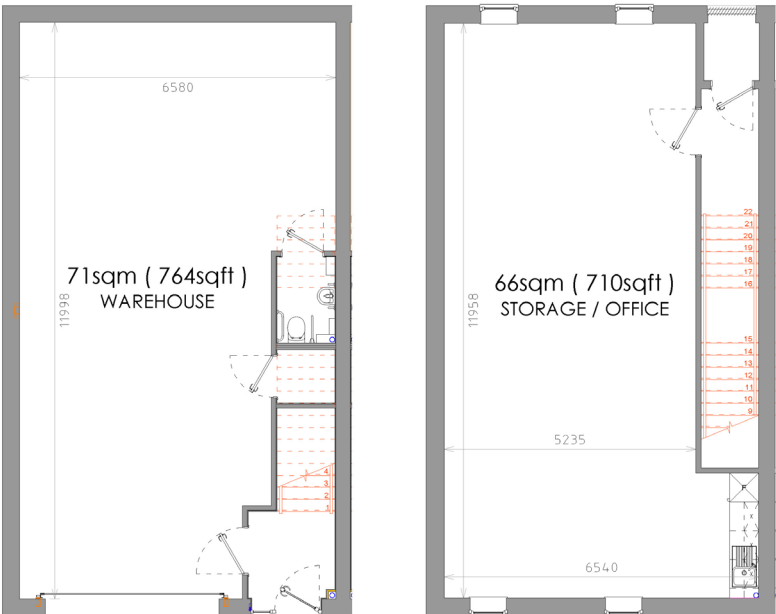
UNIT 15 LAYOUT



Proposed Ground Floor Plan



HYBRID LAYOUT



Ground Floor Plan

First Floor Plan



*Please note, the floor plans and images depicted and the stated dimensions are for illustrative purposes and are indicative only. The accuracy of all information should be verified via personal inspection on site.

MANDALE PARK

M30

CAWDOR STREET,
ECCLES, M30 0GJ



VIEW OUR
VIRTUAL TOUR



 **wtgunson**
commercial property consultants

For details contact:

Neale Sayle
M: 07760 160 321
E: neale.sayle@wtgunson.co.uk

Matt Styles
M: 07760 461 181
E: matthew.styles@wtgunson.co.uk

MANDALE PARK

M30

 **wtgunson**

0161 833 9797
www.wtgunson.co.uk

IMPORTANT NOTICE: These details were compiled July 2021 and whilst every reasonable effort has been made by Mandale Business to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Mandale Business and their Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Mandale Business the seller/lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.