

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

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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



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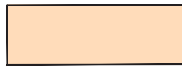
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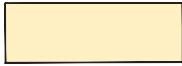
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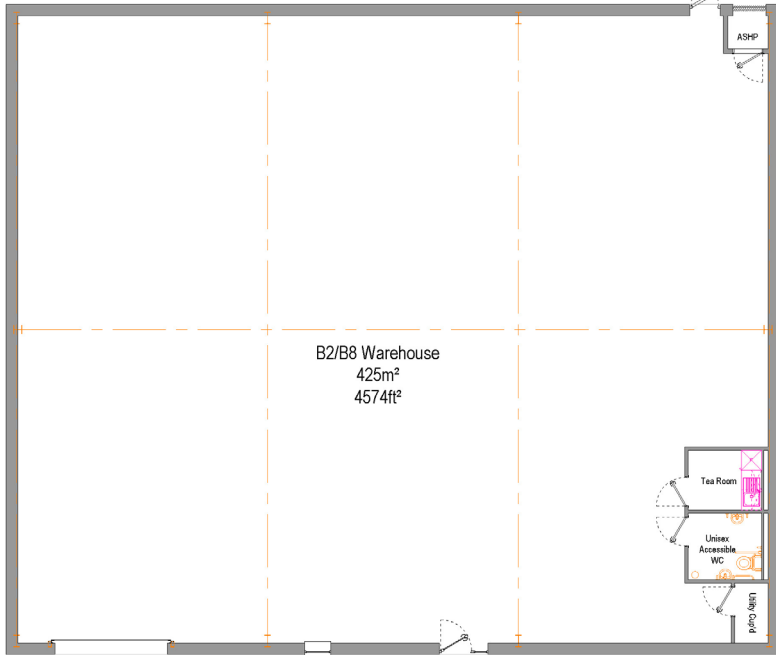
1 no. INDUSTRIAL UNIT



14 no. HYBRID UNITS



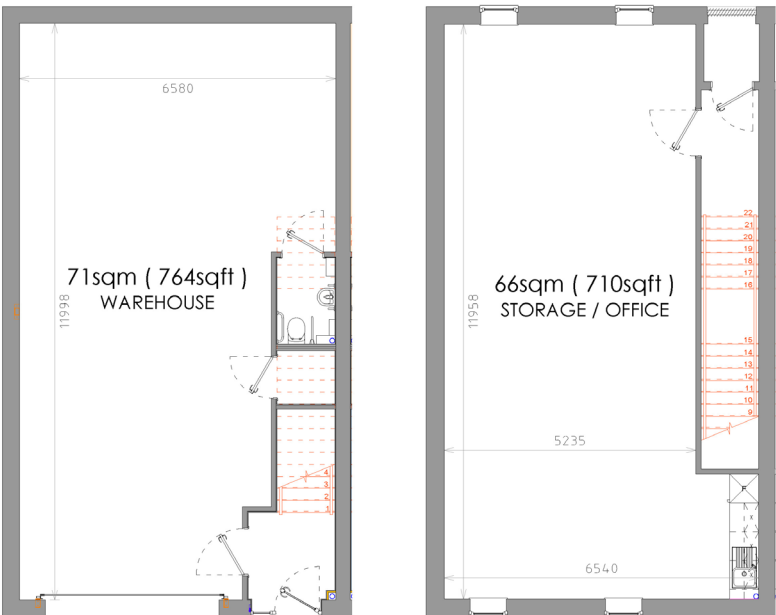
UNIT 15 LAYOUT



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.

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