



Grosvenor House, Agecroft Enterprise Park, Swinton, M27 8UW

The property is located on Agecroft Enterprise Park, 1 mile to the East of Swinton Town Centre and 2 miles to the West of Prestwich

Tenure	To Let
Available Size	131 to 365 sq ft / 12.17 to 33.91 sq m
Rent	£272 - £760 per month
EPC Rating	C (68)

Key Points

- > Secure gated site with CCTV
- > On-Site Parking
- > 1/2 mile from A580 East Lancs Road
- > 24 Hour Access

Description

Grosvenor House was built in the 1980's and comprises a 2-storey purpose built office measuring 10,000 sqft. Access to the suites is via a communal entrance door and impressive full height atrium, which includes a lift and male and female WC's. Outside there is a large car park and the site is protected by CCTV.

Location

The property is located on Agecroft Enterprise Park, 1 mile to the East of Swinton Town Centre and 2 miles to the West of Prestwich. The East Lancs Road, which connects Greater Manchester and Liverpool is located half a mile to the South of the premises.

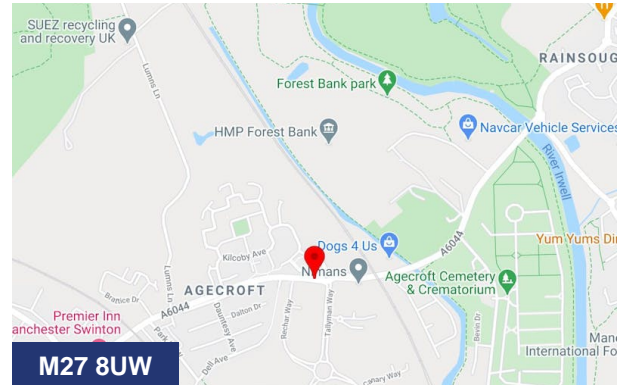
The building is a 10 minute drive from Manchester City Centre and the Lancashire towns of Bury and Bolton can both be reached in less than 20 minutes by car

Accommodation

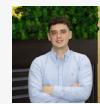
Description	sq ft	Rent	Service Charge
1A	230	£475 per month	£40 /month
3F	131	£272 per month	£25 /month
4C	365	£760 per month	£60 /month
3C & 3D	264	£506 per month	£44 /month

Specification

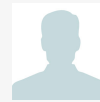
The site benefits from gas central heating, double glazing and suspended ceilings with CAT 2 lighting. The building features an impressive entrance/reception with lift access to the first floor.



Viewing & Further Information



Richard Cross
0161 220 1999 | 07706353590
Richard.Cross@hurstwoodholdings.com



Constantine Thanopoulos
0161 220 1999 | 07718884764

constantine.thanopoulos@hurstwoodholdings.com

