

**Mileway**

# Barton Business Park Manchester

Available to Let  
Warehouse  
2,543 - 10,935 sq ft

4.8 m to 6.2 m eaves height



Roller shutter door



Part metal clad external elevations



Three-phase electricity



LED lighting





# Barton Business Park

Barton Business Park, Cawdor Street, Eccles Manchester M30 0QR



## Description

The industrial estate comprises a former industrial complex arranged in 3 buildings. Two properties are of steel portal frame construction with one that has been sub-divided to provide smaller self-contained units. The buildings are predominantly of full height brickwork elevations under lined profile asbestos clad roofs incorporating translucent roof panels.

The business park benefits from one main entrance to the north leading to a central parking, loading and yard area which runs through the centre of the park and leads to a smaller secondary entrance to the south of the site.

## Location

Barton Business Park is situated on Cawdor Street, just off the main A57 Road, which is the main thoroughfare through Eccles and Patricroft. Junction 11 of the M60 Manchester Circular is located approximately 0.8 mile to the east of the property. The property directly fronts the Bridgewater canal to the rear boundary of the site, and it is adjacent to a small wharf on the southern boundary.

Eccles is located within Greater Manchester and is only 2.7 miles west of the city of Salford and 3.7 miles west of Manchester City Centre, located between the M602 motorway to the north and the Manchester Ship Canal to the south and is also well served by public transport, benefiting from the Metrolink and a mainline railway station within the town centre.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

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**Adam Smith**  
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01925 358160

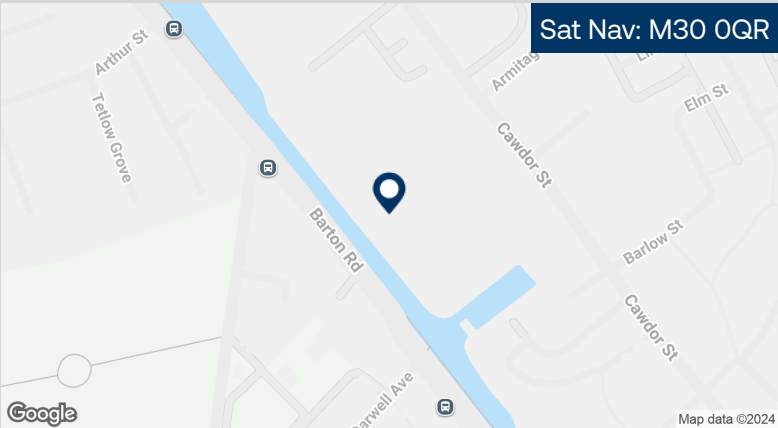
**Knight Frank.**  
**Bradley Norton**  
Bradley.Norton@knightfrank.com  
0161 470 0611

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit A6 - A9	Warehouse	8,392	Immediately	
Unit A10	Warehouse	2,543	Immediately	£2,500 PCM
Total		10,935		

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