

12,378 SQFT GATED COMPOUND IDEAL FOR A VARIETY OF USES INCLUDING OPEN STORAGE WITHIN MINUTES OF THE GREATER MANCHESTER M60 MOTORWAY.

Land

Eton Business Park, Manchester, M26 2ZS

Land, Open Storage

TO LET

12,378 sq ft

(1,149.95 sq m)

- PARCEL OF LAND APPROXIMATELY 1/4 ACRE
- LOCATED WITHIN A GATED COMPLEX OFF ETON HILL ROAD
- PRIVATE GATED ACCESS TO THE SITE
- INCENTIVES AVAILABLE
- SOUGHT AFTER LOCATION
- WITHIN MINUTES OF THE M60 GREATER MANCHESTER MOTORWAY

Land, Eton Business Park, Manchester, M26 2ZS

Summary

Available Size	12,378 sq ft
Rent	£2,500 per month
Business Rates	N/A
VAT	Applicable. We understand VAT is applicable
EPC Rating	Upon Enquiry

Description

Pearson Ferrier Commercial (VOTED NUMBER 1 COMMERCIAL PROPERTY AGENT IN GREATER MANCHESTER FOR DISPOSALS 2021,2022 + 2023) are delighted to bring to the market this 12,378 SQFT Open Storage piece of land in Radcliffe.

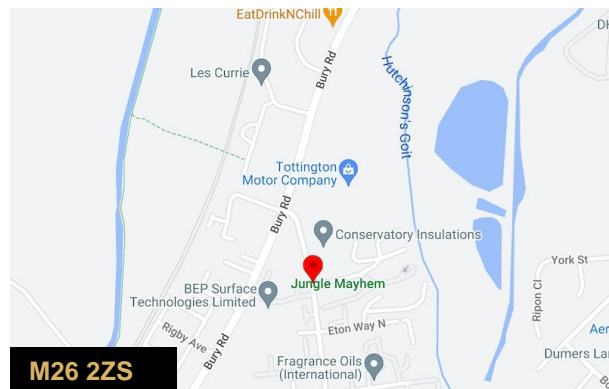
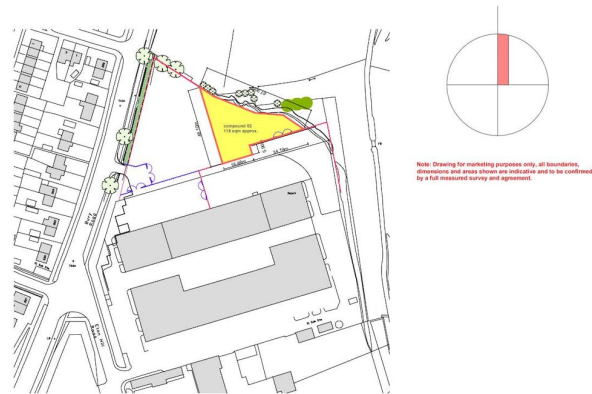
This parcel of land approximately 12,378 SQFT (1,150 SQM) is set within a secure gated site within Eton Business Park and is available NOW.

The site which is currently grassland and can be changed to hard standing by the tenant with incentives available including a rent free period/reduced rent for a period of time. The site would be suitable for a range of commercial uses including but not limited to, vehicle storage, buildings yard, drive-thru style business, container storage and is available for immediate occupation.

Viewing is by way of appointment only. Please call for further details.

Location

Located between Radcliffe and Bury town Centre's Eton Hill Road, Radcliffe. Approximately 2 mile from Junction 2 of the M66 and the Greater Manchester motoway network. Manchester City Centre is only 10 miles away and is the commercial, financial, educational and cultural capital of the north and is home to the UK's strongest economic centre outside London and the South East.



Viewing & Further Information



Simon Harvey

0161 764 4440

commercial@pearsonferrier.co.uk



Oliver Grant

0161 764 4440

oliver@pearsonferrier.co.uk

More properties @ [pearsonferrier.co.uk](https://www.pearsonferrier.co.uk)