



Unit G1, Barton Hall Industrial Estate

Hardy Street, Eccles, Manchester, M30 7NB

Modern Refurbished Warehouse Less than 1/2 mile from Junction 11 of the M60

3,670 sq ft
(340.95 sq m)

- Refurbished internal offices
- 1 Drive in loading door
- 7.92 metre internal eaves height
- W/C's and Kitchenette
- Concrete floor
- Secure manned estate with 24 hour access
- On site CCTV

Unit G1, Barton Hall Industrial Estate, Hardy Street, Eccles, Manchester, M30 7NB

Summary

Available Size	3,670 sq ft
Rent	Rent on Application
EPC Rating	Upon Enquiry

Description

The unit comprises of a mid-terraced single bay warehouse, constructed of steel portal frame under a profile steel pitched roof. The premises are accessed via a electric roller shutter door to 4m x 2.53m, with an eaves height of approximately 7.92 metres.

The premises benefit from three phase electricity and sodium warehouse lighting. Internally two offices have been constructed together with WC facilities. Access to the estate is manned with 24 hour access available via the gatehouse and on site CCTV.

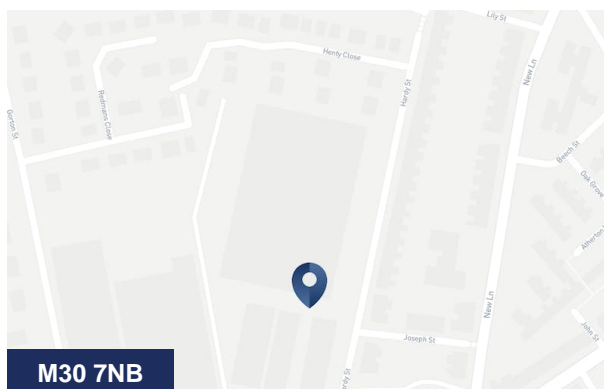
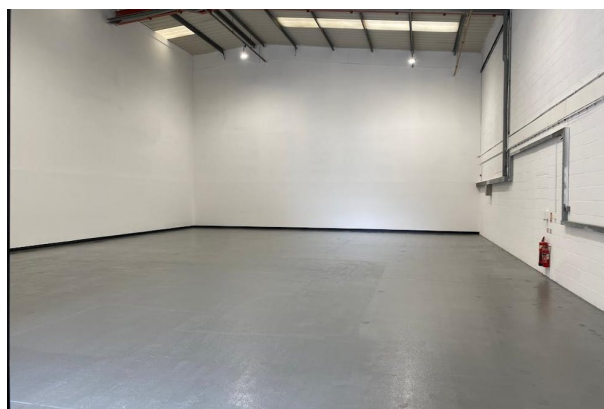
Location

The Business Park is located off Liverpool Road in Eccles, with excellent motorway access via Junction 11 to the M60 Motorway (Less than 1/2 mile away), which gives direct access to Junction 1 of the M602 to Manchester City Centre. The connection to the M62 is within 1 mile and the M61 is within 3.5 miles of the location.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - G1	3,670	340.95	Available
Total	3,670	340.95	



Viewing & Further Information

Andrew Lynn

02033289119 | 07795107469
andrew.lynn@dtre.com

Jack Weatherilt

07920468487
jack.weatherilt@dtre.com

Jonathan Pickles (Nolan Redshaw)

0161 763 0825
jonathan@nolanredshaw.co.uk