



What's available?

Floor Area ft ² / m ²		Accommodation	Rent (pcm)	Service Charge (pcm)
2,000ft ²	185m ²	unit	£3,000	£225

For further information or to
arrange a viewing, please contact us



Units AVAILABLE TO RENT

James Nasmyth Way Industrial Estate
Plot Zero, James Nasmyth Way, Eccles
Manchester, M30 0SF

- Detached Two-Bay Warehouse available to rent
- Extending to 2,000ft² internal accommodation
- Secure industrial estate with centrally monitored CCTV, and on site self-monitored CCTV
- Well established business park close to Trafford Park and Manchester City Centre
- Close to J11 of the M60 Manchester ring road motorway
- Close to J2 of the M602 motorway



Transport Links



Location

The site is situated in Eccles on Nasmyth Business Park off James Nasmyth Way in Eccles, close to J11 of the M60, accessed via the A57 Liverpool Road. J2 of the M602 is within 1½ miles.

Eccles is 3.5 miles west of Manchester City Centre via the M602. The M60 provides easy access across Manchester and links to the national motorway network including the M62 and the M6.



Description

Nasmyth Business Park is large mixed use commercial estate located in Eccles, Manchester and is home to around 20 businesses, occupying a site with a prestigious industrial heritage.

The Business Park has 24/7 access with security gate to the estate entrance and centrally monitored CCTV around the clock.

Accommodation

Site 3, as shown on the plan comprising two-bay warehouse.

Terms

The unit is available on a new lease, on terms to be agreed between the parties.

Services

Electricity and water connections are provided.

Rateable Value

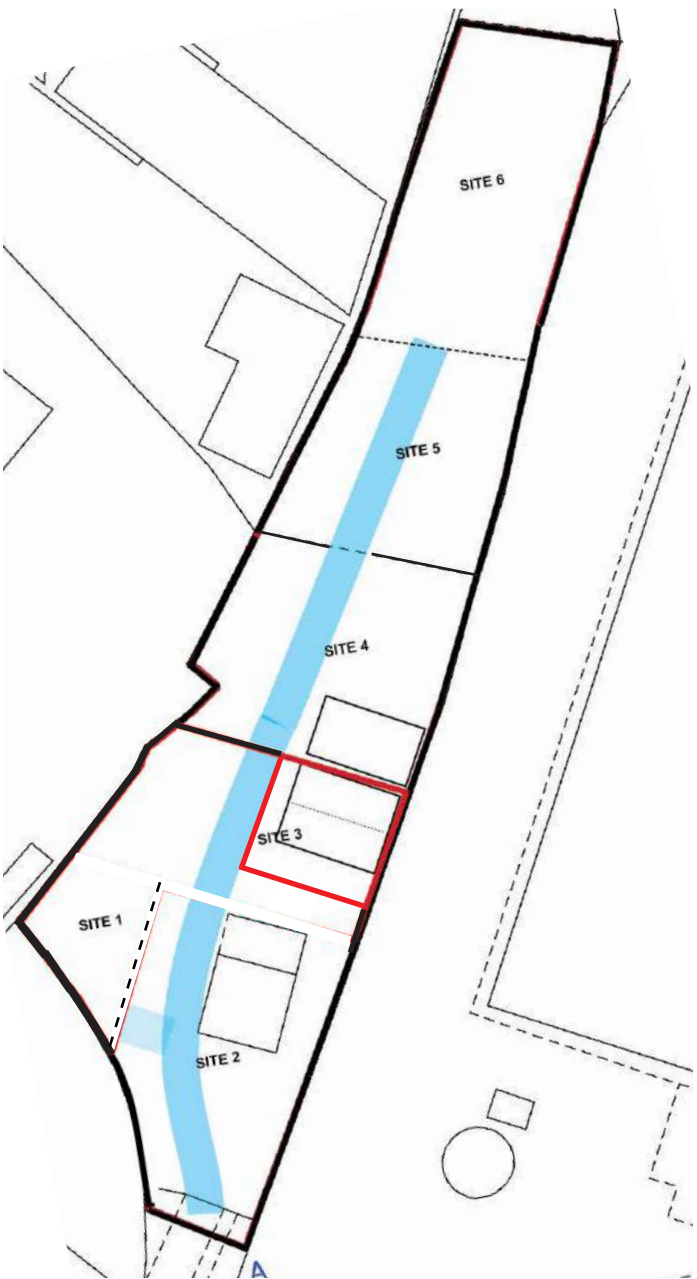
Upon application.

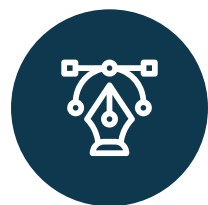
Legal Costs

All parties to be responsible for their own legal costs incurred in any transaction.

EPC

An EPC can be provided upon request.





Accommodation: Double Bay Warehouse

Unit 3 features a two-bay industrial unit. There is an option to install purpose-built integral office accommodation, which can comprise two WCs, a mezzanine level offering additional storage, an office, and a breakout room—illustrated below. Each bay measures 15.2m (50 ft) deep by 6m (20 ft) wide overall. They are constructed with an arched steel frame and benefit from a curved roof finished in profiled metal sheet cladding. The building offers a generous internal height, with eaves at 5m (16'4") and a pitch height of 7m (22'9").

Each bay is fitted with a roller shutter door measuring 4.5m wide x 5m high (14'7" x 16'4"), along with a pedestrian access door. Available as two separate self-contained units or combined. Externally, the property includes a securely fenced, concrete-surfaced yard suitable for vehicle parking, and is equipped with floodlighting and CCTV for added security.



*Office, mezzanine and WC can be provided/ built upon request at the rear of the unit to the standard shown above. These photos of the office, breakout room and WC are from the adjacent unit, and do not reflect the Unit 3.



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