

TO LET

**UNIT 8, ETON BUSINESS PARK, ETON HILL ROAD,
RADCLIFFE, GREATER MANCHESTER, M26 2ZS**



868 Sq Ft (80.64 Sq M)

- **24 HOUR ACCESS**
- **CCTV**
- **PRIME LOCATION**



0161 763 0828



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www.nolanrealestate.co.uk



Nolan Real Estate

LOCATION

The premises are situated on the corner of Bury Road and Eton Hill Road, Radcliffe. Bury Road is a busy main road linking Bury and Radcliffe Town Centres, which are approximately 1.5 miles and 1 miles from the site respectively.

The A56 Manchester Road, the main "A" road between Bury and Manchester is situated approximately 0.5 miles to the East.

DESCRIPTION

Eton Business Park is suitable for a variety of uses. The unit comprises of a modern steel truss roof building, with a double skin profile steel sheet roof with roof lights.

The floor is concrete and the unit incorporates a kitchen area, as well as a W.C. and an electric up and over roller shutter door.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Total Area	868	80.64

(Measurements to be confirmed)

SERVICES

Electricity is sub metered for all units and is invoiced monthly. Water rates are invoiced by the authorities to each individual unit and are payable direct.

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

£12,152.04 per annum

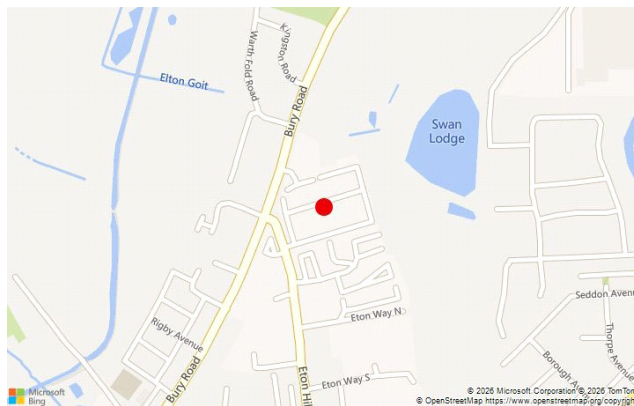
SERVICE CHARGE & INSURANCE

Service charge approximately £117.90 plus VAT per calendar month.

Buildings Insurance approximately £360.00 per annum plus VAT, payable annually.

LEGAL FEES

Each party to be responsible for their own legal fees.



RATES

The premises have a rateable value of £12,000, this is below the threshold of small business rate relief, however it is the prospective tenants responsibility to ensure that this rate relief applies to themselves.

VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.

EPC

The property has an Energy Performance Rating of C.

VIEWING

Strictly by appointment with the agents
Nolan Real Estate

Contact: Jonathan Pickles
Tel: 0161 763 0825 / 07469 153 718
Email: jonathan@nolanrealestate.co.uk

Contact: Harry Walters
Tel: 0161 763 0823 / 07442 288 568
Email: Harry.w@nolanrealestate.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract 2. They intend to give a fair description but neither Nolan Real Estate nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Real Estate has the authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract



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Energy performance certificate (EPC)

Unit 8 Eton Business Park Eton Hill Road RADCLIFFE M26 2ZS	Energy rating C	Valid until: 15 February 2036
		Certificate number: 2572-9007-7823-1203-8595

Property type Offices and Workshop Businesses

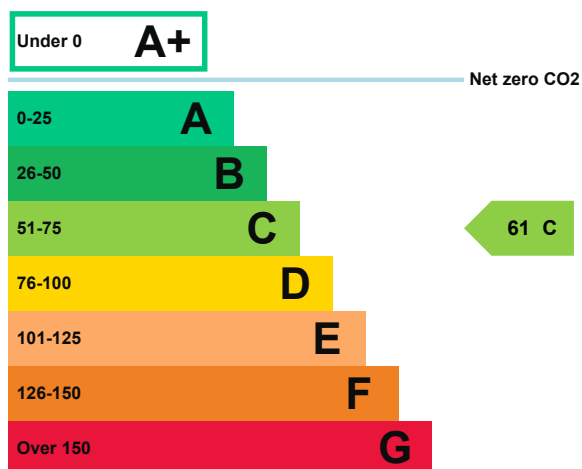
Total floor area 77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

2 A

If typical of the existing stock

7 A