

# Sixteen.



## TO LET - NEW HYBRID OFFICE/INDUSTRIAL UNITS IN ECCLES

1,550sq. ft. • Solar Energy • Letting Fast • Mandale Park M30

CAWDOR STREET, ECCLES, MANCHESTER, M30 0ZW

## MANDALE PARK M30

### THE UNITS

Internally, the hybrid units are split over two levels; the ground floor features warehouse/storage accommodation over a concrete slab, accessed via a roller shutter to the front elevation. The upper floor provides a high specification multi-purpose accommodation alongside a kitchenette, ideal for an office but adaptable to suit any needs. The external envelope is of facing brickwork construction with a glazed entrance facade and the property is surmounted by a pitched, tiled roof.

The hybrids have been designed with occupier affordability in mind; solar panels, LED fittings and electric panel radiators throughout contribute to excellent EPC ratings and low running costs. The property also benefits from a ten year insurance-backed build warranty.

### SOLAR:

Every unit is fitted with its personal solar panel system, ensuring significant cost savings while granting you access to renewable energy right at your fingertips.

### LOCATION

Strategically positioned within Eccles, Greater Manchester's industrious region, Mandale Park M30 enjoys a prime location just 5 miles from Manchester City Centre. With seamless access provided by both the M60 and M62 motorways, this dynamic business park offers unparalleled connectivity for businesses and commuters alike.

### THE DEVELOPMENT:

Beyond the generous specification of the units, our business parks take pride in providing top-notch amenities and facilities for its tenants. Expect features such as 24 hour security systems, ample free parking spaces and well-maintained common areas. The aim is to create an environment where businesses can focus on what they do best in a location they love.

### TERMS

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.





MANDALE PARK

# M30

CAWDOR STREET,  
ECCLES,  
MANCHESTER,  
M30 0ZW



VIEW OUR  
VIRTUAL TOUR

UNIT NO	SIZE SQ.FT.	FLOORS	RENT (PA)	SERVICE CHARGE (PA)*	INSURANCE (PA)	AVAILABILITY
1	1,550	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	LET
2	1,550	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	LET
3	1,550	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	LET
4	1,550	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	LET
5	1,550	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	LET
6	1,550	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	LET
7	1,550	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	AVAILABLE
8	1,550	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	AVAILABLE
9	1,550	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	AVAILABLE
10	1,550	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	AVAILABLE
11	1,550	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	AVAILABLE
12	1,550	2	£25,000 + VAT	£1,000 + VAT	£350 + VAT	AVAILABLE
13	1,550	2	£30,000 + VAT	£1,000 + VAT	£350 + VAT	AVAILABLE
14	1,550	2	£30,000 + VAT	£1,000 + VAT	£350 + VAT	AVAILABLE

\*Please be advised that the service charge is an initial provision and may be subject to annual adjustment.

## STANDARD SPECIFICATION



Electrically operated roller shutter door  
(3m height)



BT connection



Ample free parking



Total GIA circa 1,550 sq. ft.



Kitchenette facilities



WC facilities



24/7 security systems in place



Water connection provided



3-phase electric provided



3.4m ground floor height (approx)  
2.5m first floor height (approx)



Fire alarm system

## EXTRAS (site specific)



Air conditioning



Solar panel energy



Electric car charging station



Double glazed front and rear entrance



MANDALE PARK

# M30

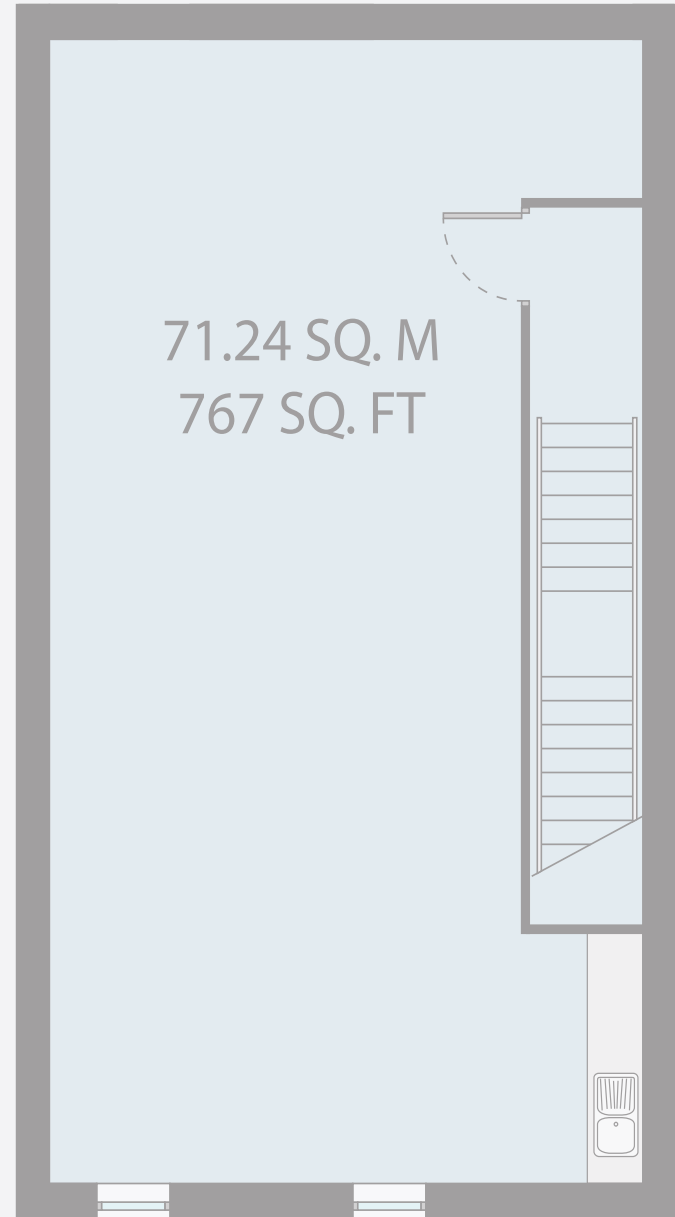
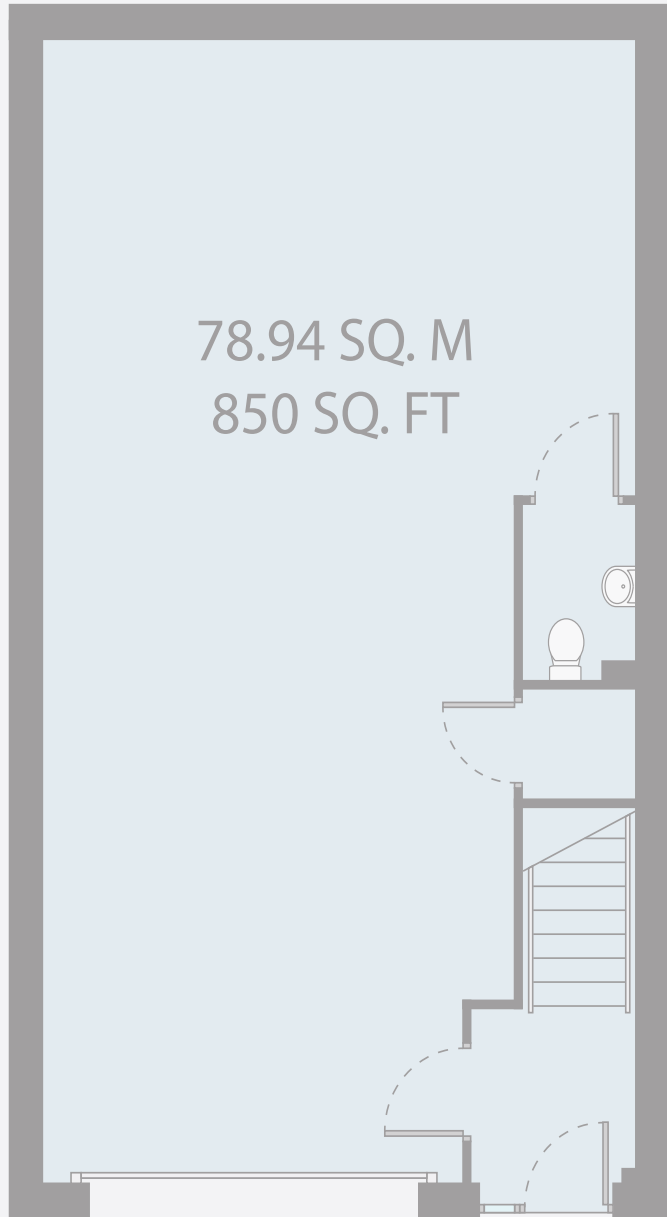
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VIEW OUR  
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HYBRID UNIT LAYOUT



## **Greater Manchester: The Ultimate Business Hub for Growth and Innovation**

Greater Manchester is the place to be if you're looking for a thriving business hub with serious opportunities.

Once an industrial powerhouse, the city has reinvented itself as a centre for innovation, tech, and finance, attracting businesses of all sizes.

With strong local support, including major investments like the £1.7 billion science and tech innovation district, it's the perfect spot for ambitious companies.

Plus, its prime location and excellent transport links make it easy to connect with clients and talent.

Whether you're growing or just getting started, Manchester offers the energy, infrastructure, and community to help your business succeed.





3020B

Lancaster

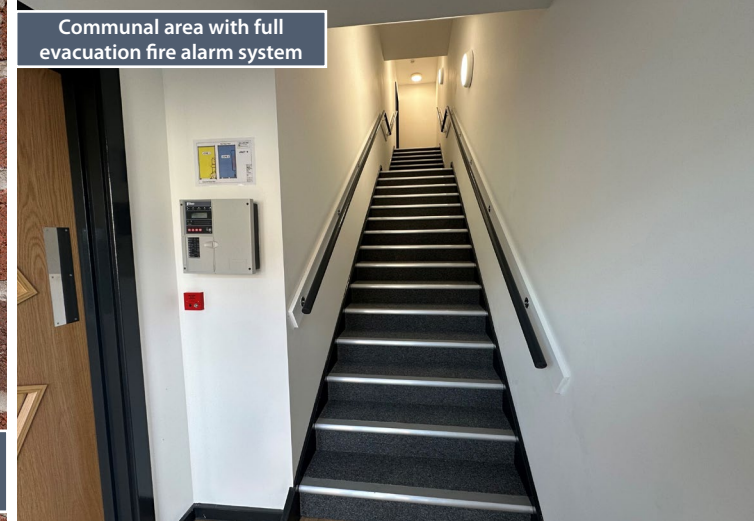
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Complimentary signage



Electrically operated roller shutter door with a manual override & electric vehicle charging point



Communal area with full evacuation fire alarm system



WC



Modern kitchen



Plant room with 3-phase electric, DB board, water, solar control & BT fibre



Individual solar energy system for each unit



SEE OUR UNITS IN ACTION



Scan the QR codes to watch short tours and explore how our tenants have customised their hybrid spaces for success across different industries.





# Sixteen.

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 [poet.slice.logic](http://poet.slice.logic)

Mandale Group advises all interested parties to independently verify property information and seek professional advice. No details provided should be relied upon as facts, and all measurements, photographs, and representations are approximate and non-binding.