



HIGHLY SOUGHT-AFTER LOCATION. 860 SQFT MODERN, HIGH SPECIFICATION INDUSTRIAL UNIT ON THE VERY POPULAR ETON HILL BUSINESS PARK.

Eton Hill Business Park

Unit 9, Eton Hill Road,, Radcliffe, M26 2ZS

Industrial / Warehouse

TO LET

860 sq ft

(79.90 sq m)

- High Specification Business Units
- CCTV
- Three Phase Electricity Supply
- Parking Available
- 860 SQFT Warehouse
- Bathroom/Kitchen

Eton Hill Business Park, Unit 9, Eton Hill Road,, Radcliffe, M26 2ZS

Summary

Available Size	860 sq ft
Rent	£1,005 per month
Business Rates	You can get small business rate relief if: your property's rateable value is less than £15,000 your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
Service Charge	£80 per month Plus Buildings Insurance Approx £350pa
VAT	Applicable. We understand the property is liable for vat at the prevailing rate.
EPC Rating	Upon Enquiry

Description

Pearson Ferrier Commercial (Voted Number 1 Commercial Agent in Greater Manchester for Disposals 2021 & 2022) are delighted to bring to market this 860 sqft highly sought after, immaculately presented, with bathroom and kitchen, industrial unit to rent, located on the highly thought after Eton Hill Business Park.

860 SQFT

Very Modern and Prestigious Site

Site in Good Location

Ample Parking and Open Space in Front of Unit

Security with monitored CCTV, Security Patrols & Coded Gate Entrance

Electric Roller Shutter & personnel door

3 Phase Electric

VNPR on gates

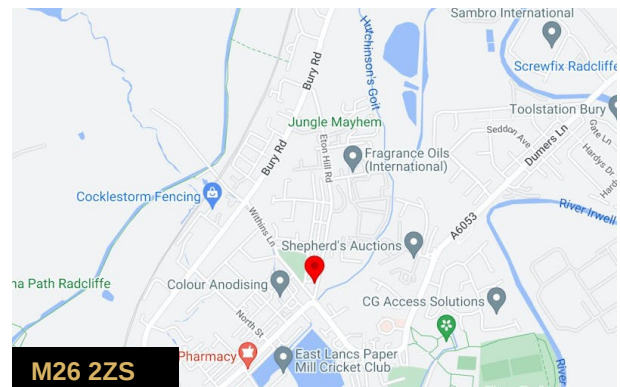
Landscaped Grounds

Eton Business Park offers an excellently planned and designed modern business units within a smart, professionally managed and secure site. The available unit is accessed by electric operated roller shutter door, separate personnel access door, three phase electricity supply, Parking is available directly outside the unit and the site is secured with CCTV.

Viewing is by appointment only.

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



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