



Barton Business Park

Cawdor Street, Manchester, M30 0QR

Unit B | **37,156 sq ft**
Available to let Q4 2026



LastMile**First**



Modern industrial warehouse unit

Unit B is currently undergoing a comprehensive refurbishment to provide a high-quality, modern industrial facility. The works include the creation of a fully enclosed secure service yard, a new steel-clad composite roof system, and contemporary profiled metal cladding to the front and side elevations.

Brand-new ancillary is being constructed with modern heating and cooling systems, while the warehouse will benefit from a bright, high-quality finish, resin-coated flooring, two large sectional loading doors fronting the secure service yard and dedicated parking to the south of the building.





5.3m eaves height



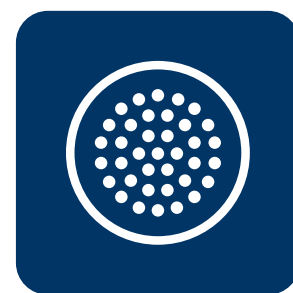
Roller shutter doors



Secure dedicated yard



Three-phase electricity



LED lighting



1500kVA available capacity

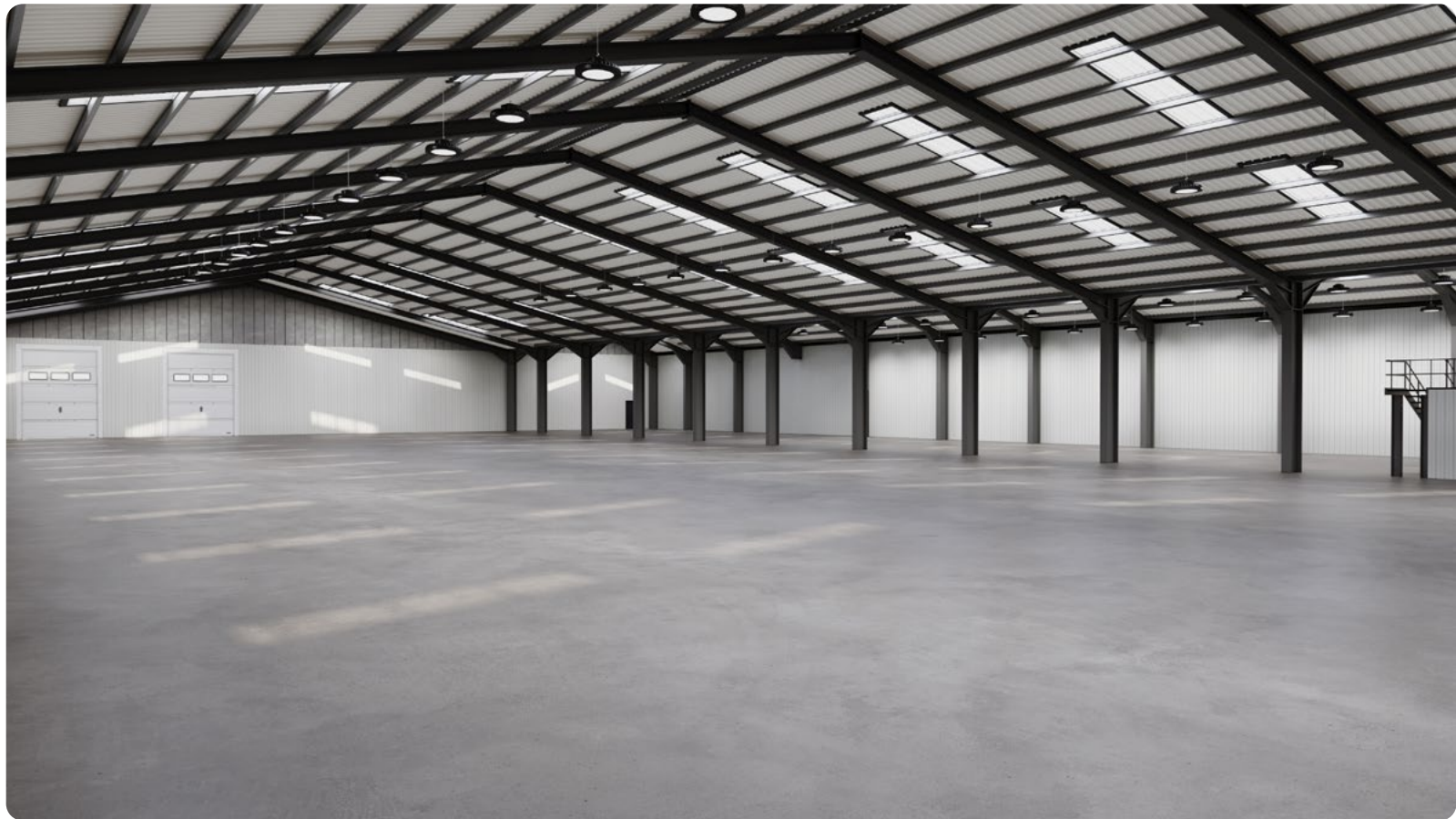
37,156 sq ft





Site plan and accommodation

Unit	Sq Ft	Sq M
Warehouse	34,122	3,170
Ground Floor Ancillary	1,517	141
First Floor Ancillary	1,517	141
Total	37,156	3,452





Location

Barton Business Park is situated on Cawdor Street, just off the main A57 Road, which is the main thoroughfare through Eccles and Patricroft. Junction 11 of the M60 Manchester Circular is located approximately 0.8 mile to the east of the property. The property directly fronts the Bridgewater canal to the rear boundary of the site, and it is adjacent to a small wharf on the southern boundary.

Eccles is located within Greater Manchester and is only 2.7 miles west of the city of Salford and 3.7 miles west of Manchester City Centre, located between the M602 motorway to the north and the Manchester Ship Canal to the south and is also well served by public transport, benefiting from the Metrolink and a mainline railway station within the town centre.



By Road

M60 (Junction 11) 0.8 miles



By Rail

Patricroft 0.4 miles



By Air

Manchester Airport 10 miles



By Bus

Barton Road/Kirkman Avenue 0.1 miles





Sustainability

Using our scale to make impactful change

Sustainability has been built into our business strategy since the beginning. With such a large portfolio across so many urban locations in Europe, we can bring about real and positive change through the implementation of our sustainability best practices.

We're committed to reducing the impact of climate change by championing the transition to a low carbon economy. To achieve this, we're already promoting sustainable operations, increasing the climate resiliency of our properties and working alongside stakeholders towards a greener last mile.



Why Mileway?

Choose Mileway because we are Europe’s premier specialist in last mile logistics real estate. As the largest company in this sector across Europe, we offer an expansive and strategically located portfolio designed to keep your business moving efficiently.

Our properties, spanning 10 countries, are placed within easy reach of major urban hubs, ensuring you can quickly connect with the consumers, businesses, and communities you serve.

Beyond just location, our commitment to customer excellence and deep market understanding allows us to innovate and add real value to your operations. Furthermore, we drive meaningful change through a focus on sustainability, working to reduce the environmental impact of our properties. Choose Mileway for the strategic space, expert support, and sustainable infrastructure necessary for your long-term, efficient growth.



The North West of England is home to some of the UK’s biggest, most important economic powerhouses and business districts, including Manchester, Liverpool, and Chester. This makes the North West a vital location for logistics and industry, demanding commercial spaces with both efficient connections and modern, energy-efficient features.

Adam Smith,
Mileway Asset Manager, North West



Book a viewing

EPC

Target EPC B.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Services

We understand that the property benefits from all mains services including power, water, gas and drainage. Occupiers are advised to make their own enquiries to establish condition, capacity and connectivity.



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