

UNIT M, JAMES NASMYTH WAY

Eccles, Manchester, M30 0SF

TO LET
10,707 SQ. FT (995 SQ M)



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colliers.com/uk/industrial

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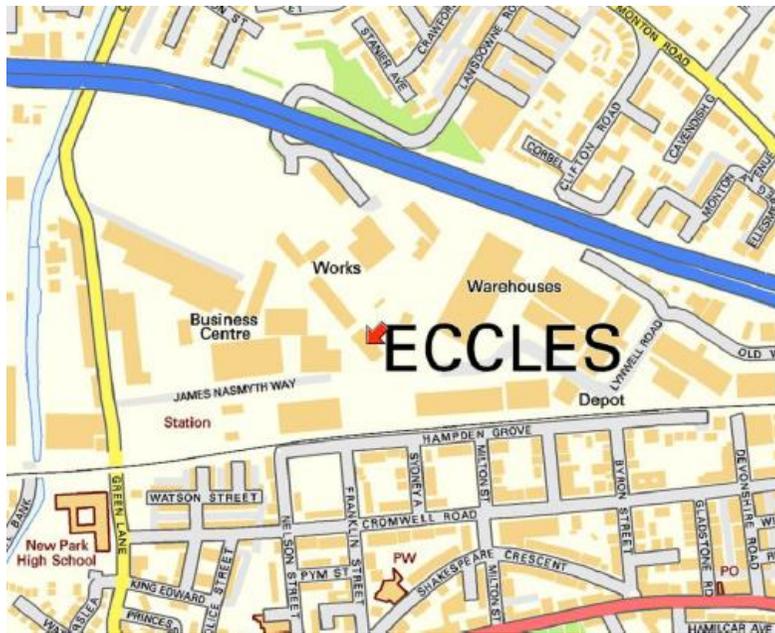
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LOCATION

The premises are situated in Eccles on Nasmyth Business Park off James Nasmyth Way, close to J11 of the M60 accessed via the A57 Liverpool Road. J2 of the M602 is within 1.5 miles.

Eccles is approximately 3.5 miles west of Manchester City Centre on the M602. The M60 provides access across Manchester and links to the national motorway network including the M62 and in turn the M6 which are both easily accessible.

DESCRIPTION

A modern single storey industrial unit with integral 2 storey office accommodation to the front and a mezzanine floor within the warehouse. Constructed of steel portal frame with brick/blockwork elevations below a pitched roof covered with profile metal sheet cladding.

The eaves height is 5.7m. A breezeblock wall splits the industrial accommodation into two bays with loading via an electronically operated single up and over door. Lighting is provided from sodium lamps and heating via gas fired warm air blowers.

Externally, there is a large 0.44 acre concrete surfaced yard securely fenced with floodlights.

Ample car parking is provided on site including 14 designated parking spaces for the offices/ visitors. The Business Park has 24/7 access with security gate to the estate entrance and centrally monitored CCTV around the clock.

LEASE TERMS

The premises are available separately or combined on new Full Repairing and Insuring Leases for a term to be agreed.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE RATING

EPC's are available on request.

ACCOMMODATION	M2	FT
Ground Floor Offices	143	1,539
First Floor Offices	188	2,023
Warehouse	556	5,983
Mezzanine	108	1,162
TOTAL	995	10,707



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