

UNIT 13, JUNCTION ECO PARK, RAKE LANE, SWINTON, GREATER MANCHESTER, M27 8LR



2,943 Sq Ft (273.40 Sq M)

- **SECURE INDUSTRIAL UNIT**
- **EXCELLENT YARD**



0161 763 0828



www.nolanredshaw.co.uk



info@nolanredshaw.co.uk



[@NolanRedshaw](https://twitter.com/NolanRedshaw)

LOCATION

The premises are located on Junction Eco Park, Rake Lane, Swinton, which is within one mile of junction 16 of the M60. The site is accessed off the A666, which provides easy access to both Bolton and Manchester. Clifton Junction train station is within walking distance and there is a bus service to the front gates of the estate.

DESCRIPTION

The property is of traditional construction with excellent natural light and a roller shutter door to the side elevation accessed via a private yard.

ACCOMMODATION

	Sq.ft	Sq.m
	2,943	273.40
Total Area	2,943	273.40

Plus Yard (gross internal area)

SERVICES

We believe that all main services are available but none have been verified or tested.

RENTAL

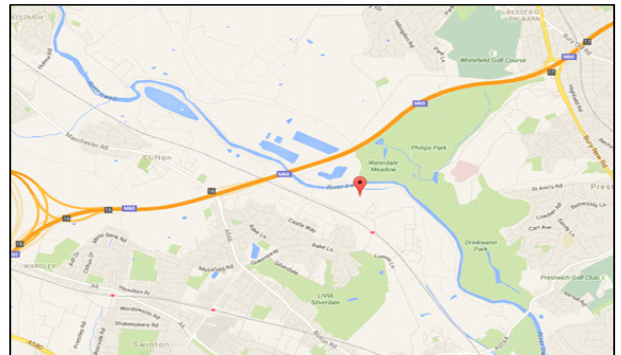
£15,000 per annum.

SERVICE CHARGE

A service charge will be levied to cover the cost of security; CCTV and maintenance of common areas. The current service charge figure is £2,900 per annum.

LEASE TERMS

The property will be available by way of a new full repairing and insuring lease.



LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

To Be Confirmed

VAT

Rents, where quoted, are exclusive of but will liable to VAT.

EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

VIEWING

Strictly by appointment with joint agents NOLAN REDSHAW:

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@nolanredshaw.co.uk

Or SIXTEEN REAL ESTATE:

Contact: Andy Backhouse
Tel: 0161 461 16 16
Email: andy@sixteenrealestate.com



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd 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 Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



0161 763 0828

