

# TO LET NEW INDUSTRIAL UNITS

## 1,550 - 4,500 sq. ft.

Flexible workspaces to suit your business needs

MANDALE PARK

# M30

CAWDOR STREET,  
ECCLES, M30 0GJ



Mandale  
Group

MANDALE PARK

# M30

CAWDOR STREET,  
ECCLES, M30 0GJ



VIEW OUR  
VIRTUAL TOUR

## THE UNITS

This development comprises an estate of 14 two storey hybrid units and 1 industrial unit.

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.

The larger industrial unit stands at 4,500 sq. ft. over one floor with the same high specification and quality of build seen throughout the development. Perfect for the likes of a trades counter or depot.

## LOCATION

Mandale Park M30 is situated in a well-established industrial area of Eccles in Greater Manchester. The business park is located just 5 miles from Manchester City Centre and is easily accessed by both the M60 and M62.

## TERMS

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

## 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.

## SERVICES

The properties will have:

- 3 phase electric
- Solar panel system
- Water
- BT
- Electric roller door
- Kitchenette and bathroom
- Load bearing floor
- Individual meters for self-control

## VAT

All figures quoted are exclusive of VAT which will be applied.

## EPC

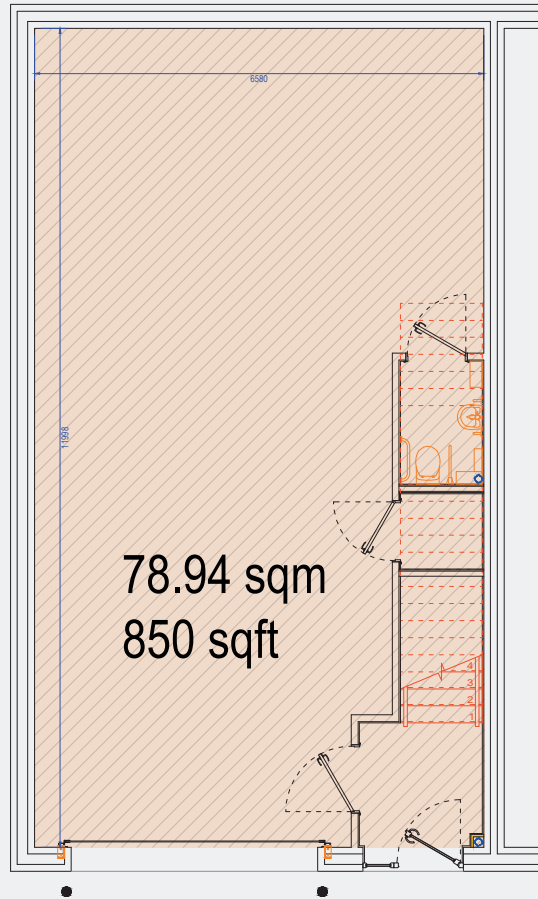
To be provided upon completion of each unit.

## RESERVATION

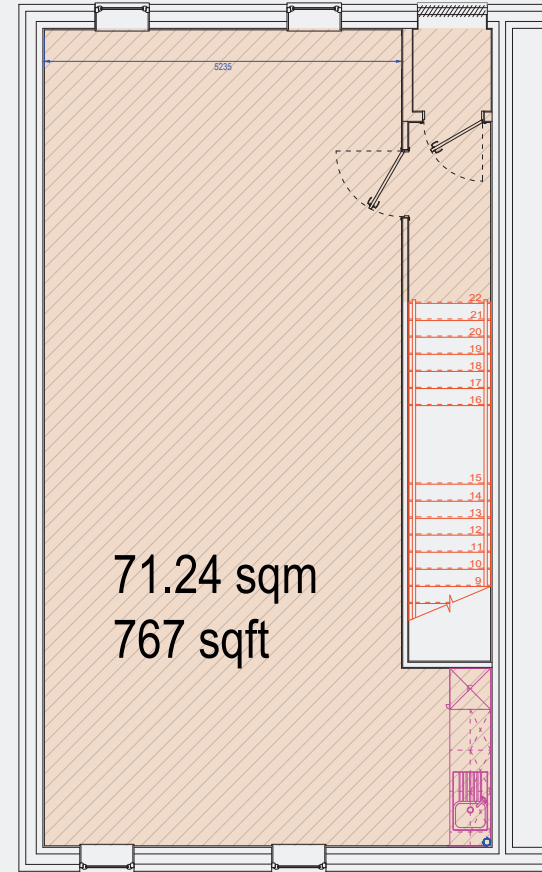
Contact us today to arrange a viewing and to reserve a property.

TYPE	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE
Hybrid	1,550	2	£25,000 + VAT	£620 + VAT	£300 + VAT
Industrial	4,500	1	£58,500 + VAT	£1,800 + VAT	£900 + VAT

# HYBRID UNIT LAYOUT



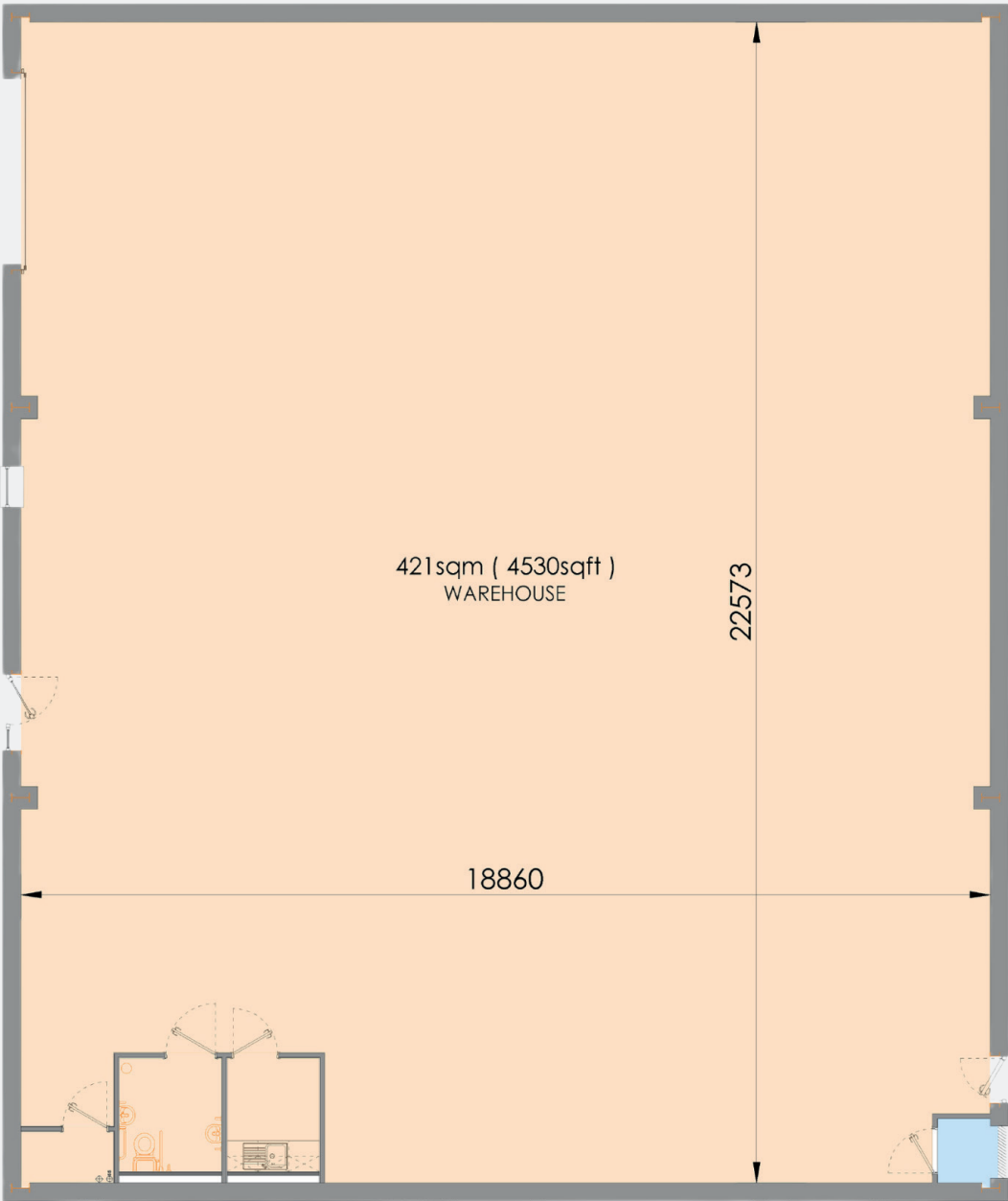
Ground Floor



First Floor

Total Hatched Area - 150.18 sqm ( 1617 sqft )

# WAREHOUSE UNIT LAYOUT



MANDALE PARK

# M30

CAWDOR STREET,  
ECCLES, M30 0GJ



VIEW OUR  
VIRTUAL TOUR





MANDALE PARK

# M30

CAWDOR STREET,  
ECCLES, M30 0GJ



## CONTACT

For further information or to arrange a viewing please contact:

**Joe Darragh**  
m. 07973 908 599  
e. [joe@mandale.com](mailto:joe@mandale.com)

**Rob Harriman**  
m. 07739 326 759  
e. [rob@mandale.com](mailto:rob@mandale.com)



VIEW OUR  
VIRTUAL TOUR



MANDALE PARK

# M30

 **smoke.lance.firms**

IMPORTANT NOTICE: These details were compiled July 2021 and whilst every reasonable effort has been made by Mandale Business to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Mandale Business and their Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Mandale Business the seller/lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.