

# TO LET NEW INDUSTRIAL UNITS

## 2 Storey, 1,550 sq. ft.

Flexible workspaces to suit your business needs

MANDALE PARK

# M30

CAWDOR STREET,  
ECCLES, M30 0GJ



[mandalegroup.com](http://mandalegroup.com)

  
Mandale  
Group

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### THE UNITS

This development comprises an estate of 14 two storey hybrid units.

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.

### LOCATION

Strategically positioned within Eccles, Greater Manchester's industrial region, Mandale Park M30 enjoys a prime location just 5 miles from Manchester City Centre.

With seamless access provided by both the M60 and M62 motorways, this dynamic business park offers unparalleled connectivity for businesses and commuters alike.

### THE DEVELOPMENT:

Beyond the generous specification of the units, our business parks take pride in providing top-notch amenities and facilities for its tenants. Expect features such as 24 hour security systems, ample free parking spaces and well-maintained common areas. The aim is to create an environment where businesses can focus on what they do best in a location they love.

### 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
- Individual meters for self-control

UNIT NO	SIZE sq. ft.	FLOORS	RENT (PA)	SERVICE CHARGE (PA)	INSURANCE (PA)	AVAILABILITY
1	1,550	2	£25,000 + VAT	£650 + VAT	£350 + VAT	
2	1,550	2	£25,000 + VAT	£650 + VAT	£350 + VAT	
3	1,550	2	£25,000 + VAT	£650 + VAT	£350 + VAT	
4	1,550	2	£25,000 + VAT	£650 + VAT	£350 + VAT	
5	1,550	2	£25,000 + VAT	£650 + VAT	£350 + VAT	
6	1,550	2	£25,000 + VAT	£650 + VAT	£350 + VAT	
7	1,550	2	£25,000 + VAT	£650 + VAT	£350 + VAT	
8	1,550	2	£25,000 + VAT	£650 + VAT	£350 + VAT	
9	1,550	2	£25,000 + VAT	£650 + VAT	£350 + VAT	
10	1,550	2	£25,000 + VAT	£650 + VAT	£350 + VAT	
11	1,550	2	£25,000 + VAT	£650 + VAT	£350 + VAT	
12	1,550	2	£25,000 + VAT	£650 + VAT	£350 + VAT	
13	1,550	2	£25,000 + VAT	£650 + VAT	£350 + VAT	
14	1,550	2	£25,000 + VAT	£650 + VAT	£350 + VAT	

## STANDARD SPECIFICATION



Electrically operated roller shutter door  
(3m height)



BT connection



Ample free parking



Total GIA circa 1,550 sq. ft.



Kitchenette facilities



WC facilities



24/7 security systems in place



Water connection provided



3-phase electric provided



3.4m ground floor height (approx)  
2.5m first floor height (approx)



Fire alarm system

## EXTRAS (site specific)



Air conditioning



Solar panel energy



Electric car charging station



Double glazed front and rear entrance



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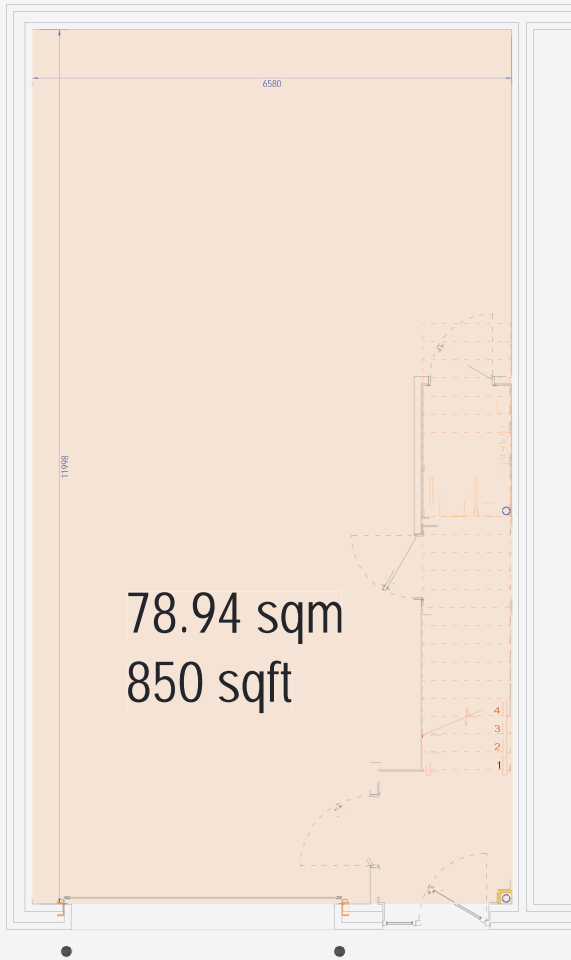
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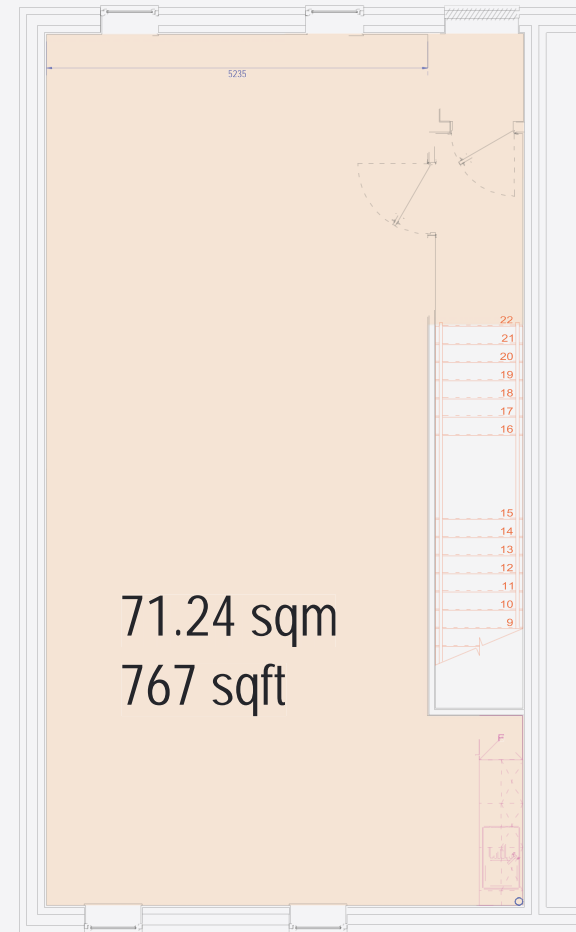
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# HYBRID UNIT LAYOUT



Ground Floor



First Floor

Total Hatched Area - 150.18 sqm ( 1617 sqft )









## OUR TENANTS INCLUDE:

### Creative and Media:

- Audio studios
- Photography
- Media agencies
- Sound systems
- Textiles and fashion
- Wedding planners

### Health Services:

- Opticians/hearing
- Dentists
- NHS services
- Mobile vets

### Personal Care:

- Tanning salons
- Hairdressers
- Nails and beauty
- Cosmetic training academies

### Commercial Services:

- Office/storage
- Commercial cleaners
- Laundrettes
- E-commerce

### Food and Beverage:

- Food manufacturers
- Ghost/dark kitchens
- Bakeries

### Retail and Wholesale:

- Flower shops
- Hardware stores
- Sports equipment
- Workwear
- Antiques dealer

### Trades:

- Structural engineers
- Windscreen repair
- Architects
- Electricians
- Plumbing
- Lighting
- Air con installation

### Professional Services:

- Solicitors
- Property maintenance
- Electric and plumbing
- Undertakers
- Telecommunications
- Housing associations
- Architects

### Health and Fitness:

- Gyms
- Pilates
- Personal trainers
- Martial arts
- Dance studios

- Home and Design
- Kitchen showrooms
- Office fitters
- Upholstery

### Infrastructure:

- Cable installation
- CNC machinery

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## CONTACT

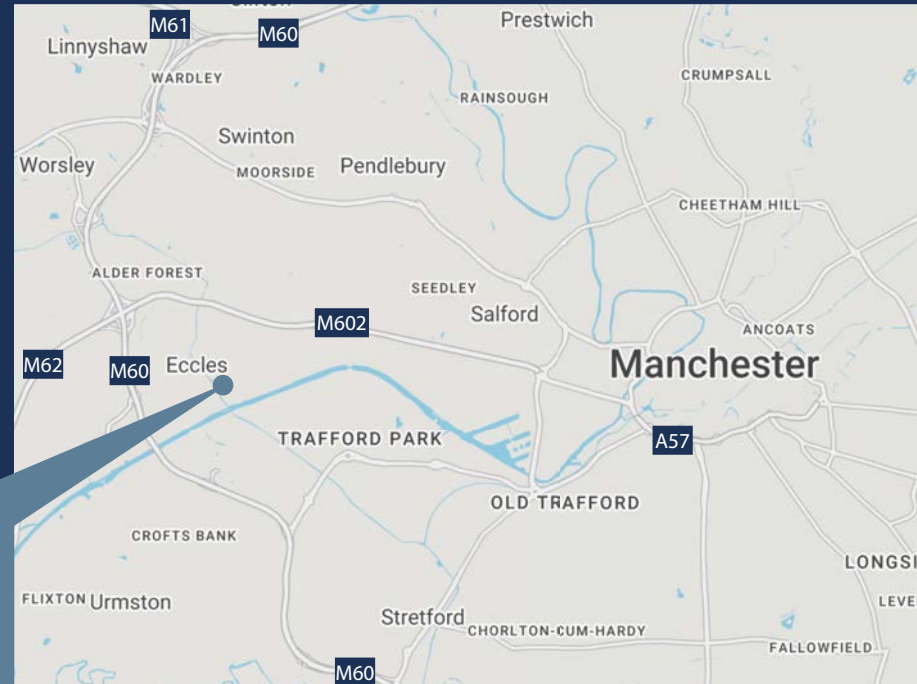
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WATCH HOW  
OUR TENANTS  
HAVE ADAPTED  
THEIR UNITS



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