TO LET NEW INDUSTRIAL UNIT 4,575 sq. ft. warehouse unit

A flexible workspace to suit your business needs

MANDALE PARK

M30

CAWDOR STREET, ECCLES, M30 0GJ

Mandale Group

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THE UNIT

Unit 15 at Mandale Park 30 in Eccles boasts a high quality build across a single storey 4,575 sq. ft. warehouse property.

Internally, the unit features warehouse/storage accommodation over a concrete slab, accessed via a roller shutter to the front elevation. The property also provides a high specification kitchenette and WC, ideal for an office space.

The unit has been designed with occupier affordability in mind; solar panels and LED fittings 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 industrious 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 unit, 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 at Mandale Park M30 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 propertiy will have:

- 3 phase electric
- Solar panel system
- Water
- BT
- Electric roller door
- Kitchenette and bathroom
- Individual meters for self-control
- Glazed feature entrance

UNIT NO	SIZE sq. ft.	FLOORS	RENT (PA)	SERVICE CHARGE (PA)	INSURANCE (PA)
15	4,575	1	£58,500 + VAT	£1,800 + VAT	£900 + VAT

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STANDARD SPECIFICATION



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Electrical roller shutter (3.6m W x 4.5m H)

BT connection

Ample free parking



(wc)

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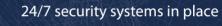
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Total GIA circa 4,575 sq. ft.

Kitchenette facilities

WC facilities



Water connection provided

3-phase electric provided

Internal height 6m to eaves, 7m to ridge

Fire alarm system

EXTRAS (site specific)



Air conditioning



Solar panel energy



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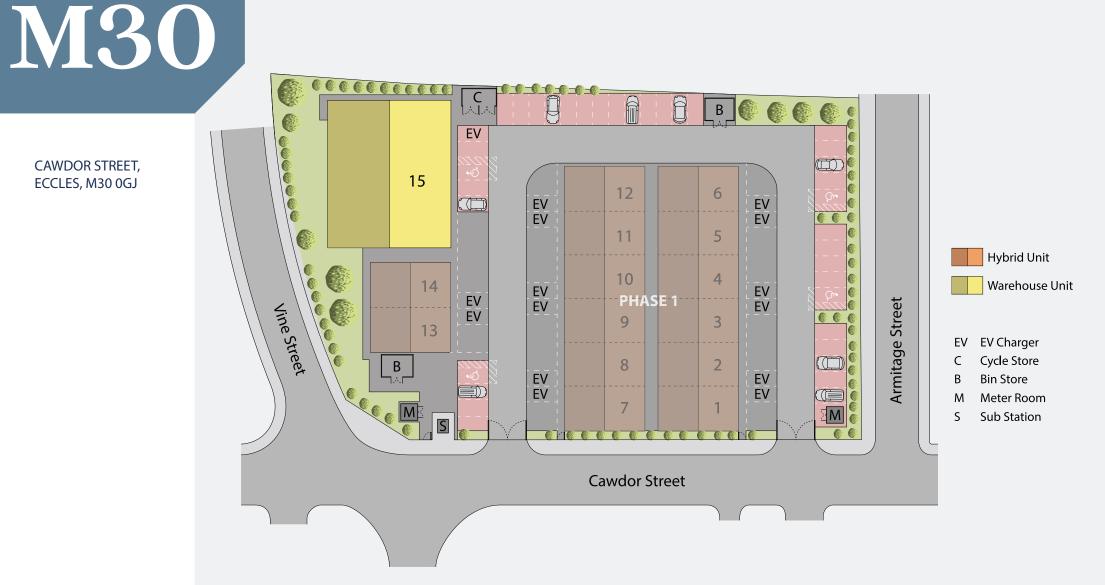
Electric car charging station

Double glazed front and rear entrance

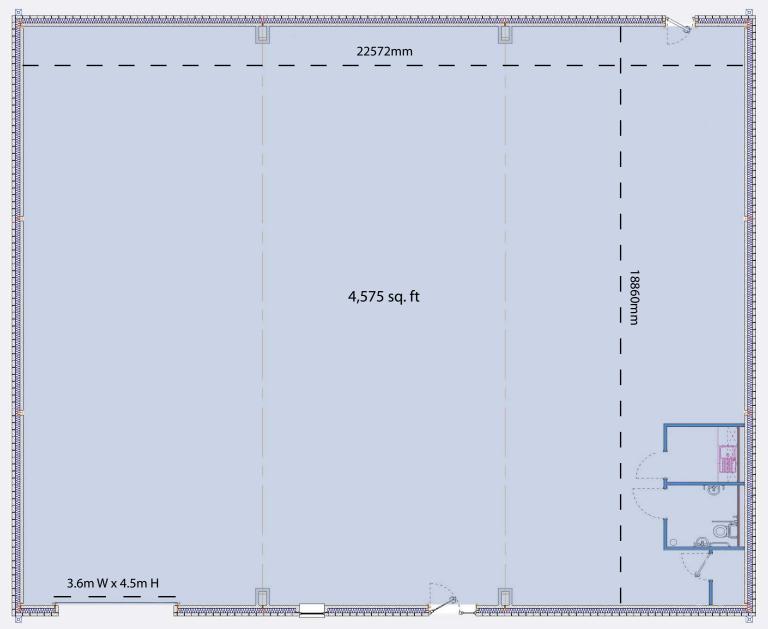


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WAREHOUSE UNIT LAYOUT



*Heights internally are 6m to the eaves and 7m to the ridge



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

Infrastructure:

Cable installation CNC machinery

Food and Beverage: Food manufacturers Ghost/dark kitchens Bakeries

Professional Services:

Solicitors Property maintenance Electric and plumbing Undertakers Telecommunications Housing associations Architects Retail and Wholesale:

Flower shops Hardware stores Sports equipment Workwear Antiques dealer



Trades:

Structural engineers Windscreen repair Architects Electricians Plumbing Lighting Air con installation

Home and Design Kitchen showrooms Office fitters Upholstery

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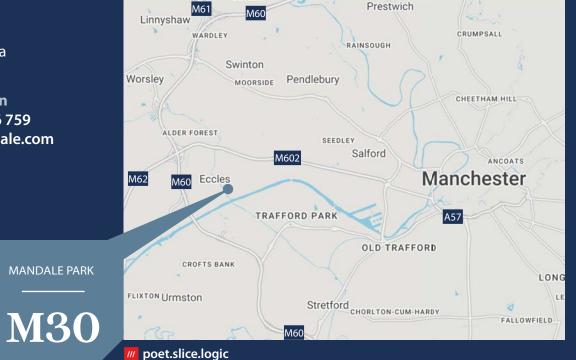
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CONTACT

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