

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



mandalegroup.com


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 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 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 property 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

STANDARD SPECIFICATION



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



BT connection



Ample free parking



Total GIA circa 4,575 sq. ft.



Kitchenette facilities



WC facilities



24/7 security systems in place



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



Electric car charging station



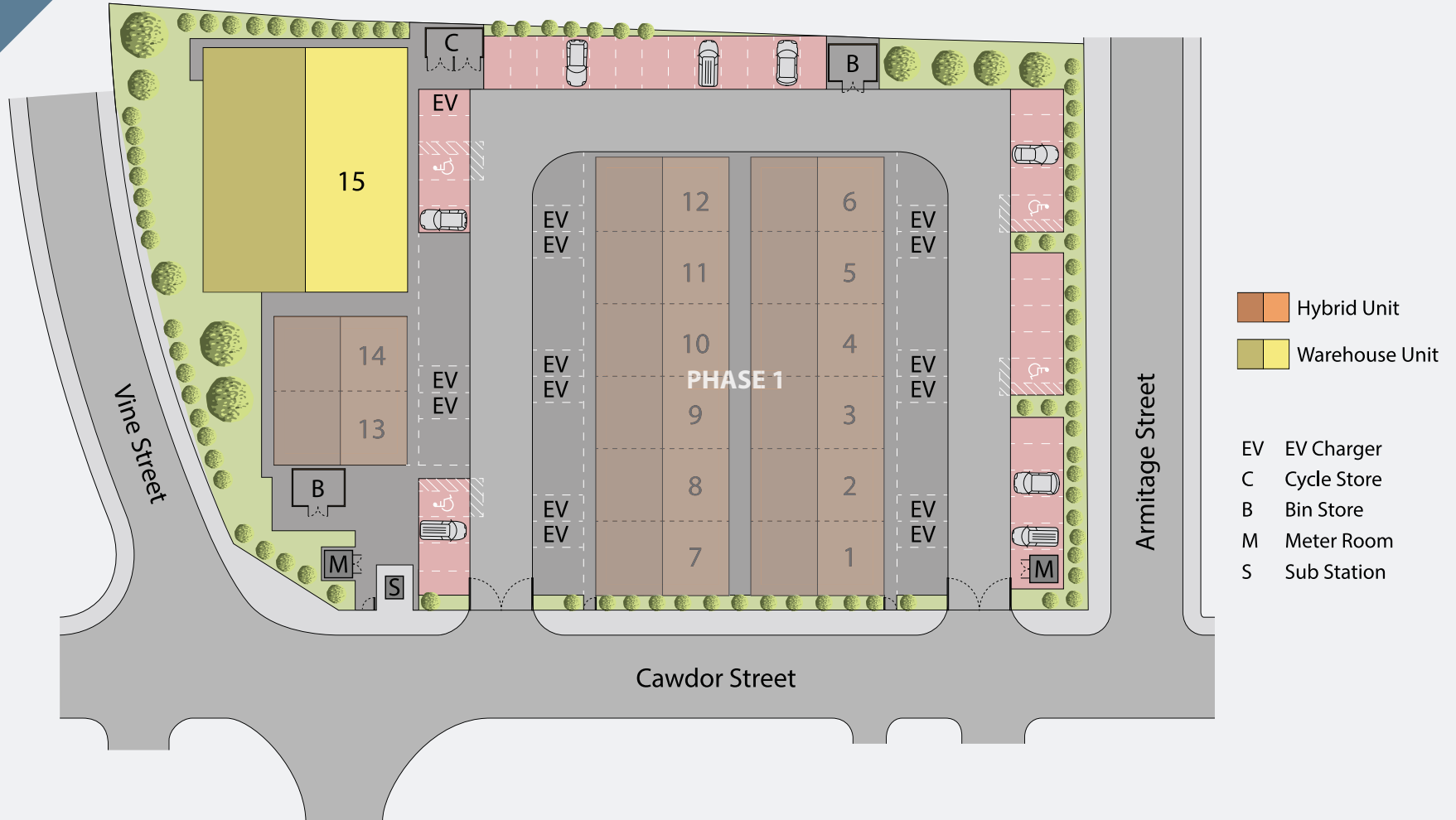
Double glazed front and rear entrance



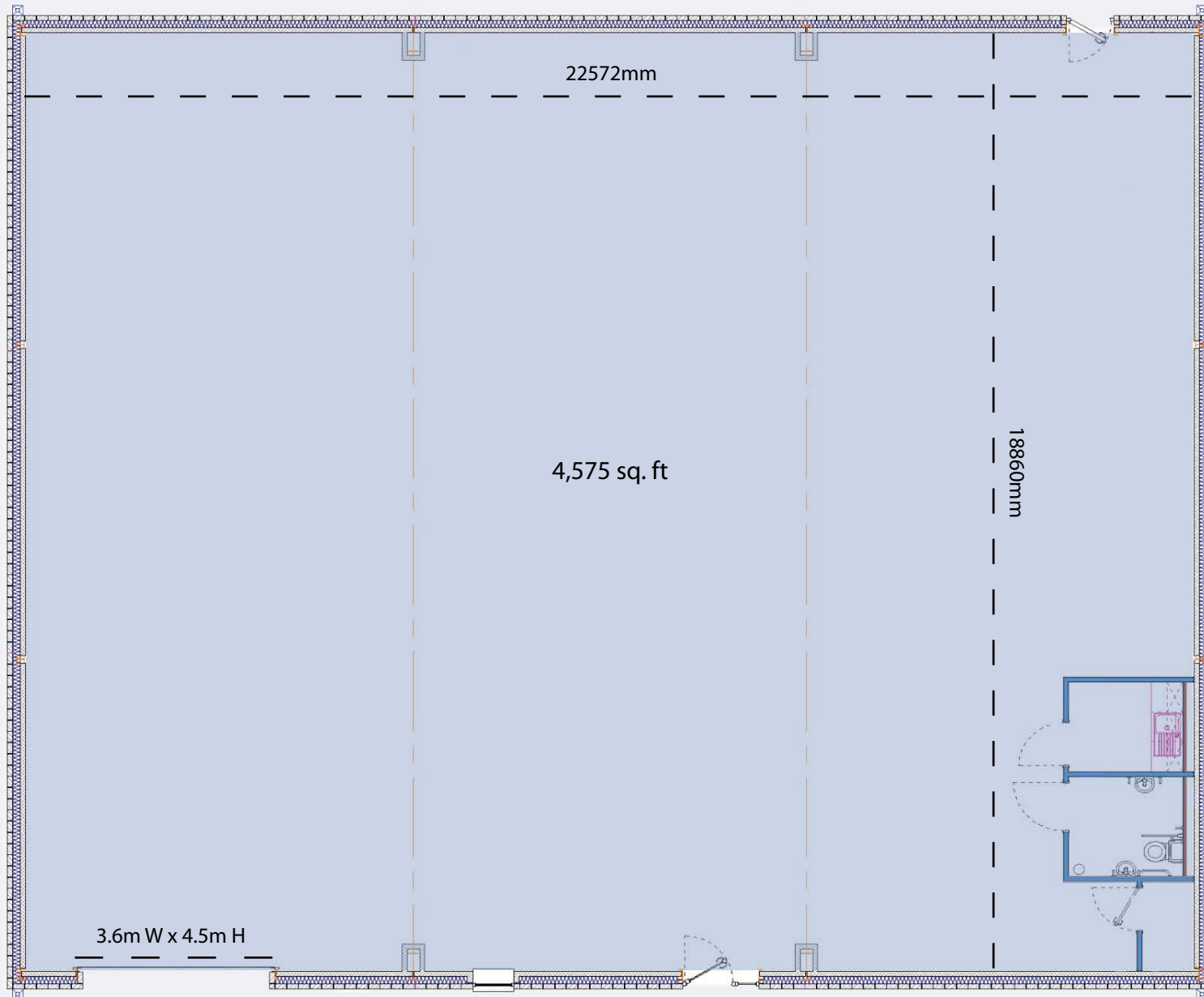
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WAREHOUSE UNIT LAYOUT



*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

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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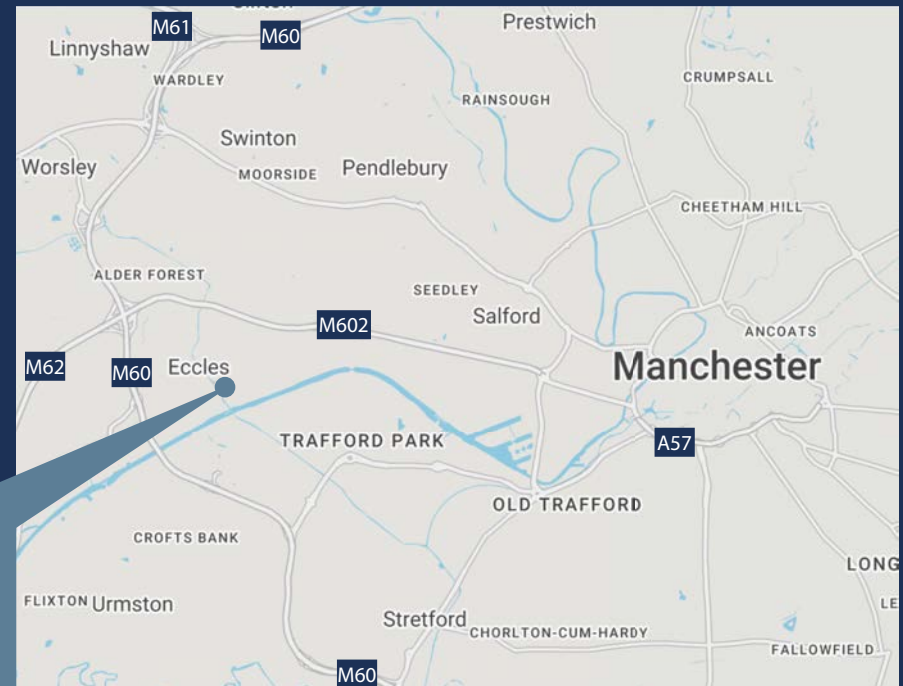


CONTACT

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