



## Agecroft Enterprise Park, Agecroft Road, Manchester, M27 8UW

Agecroft Enterprise Park is a modern estate comprising a two storey office building and 23 industrial units.

Tenure	To Let
Available Size	1,011 to 2,022 sq ft / 93.92 to 187.85 sq m
Business Rates	Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.
EPC Rating	C (68)

### Key Points

- > Excellent communication links
- > Flexible working space
- > Roller Shutter Doors



## Description

Agecroft Enterprise Park is a modern estate comprising a two storey office building and 23 industrial units. The industrial accommodation comprises self contained terrace units constructed of brick and blockwork walls with concrete floor under a pitched, tiled roof. The units each benefit from a sectional loading door to the front and separate pedestrian entrance. Internally there is a w.c. and overhead gas heaters. Parking is available to the front of each unit, with an additional overflow car park located adjacent to the entrance to the estate. There is a manned CCTV system and perimeter fencing around the whole site.

## Location

The property is located on Agecroft Enterprise Park on the east side of Shearer Way, just off Agecroft Road (A6044). The estate is very close to the main A6 arterial link road which leads to Manchester City Centre which is 4 miles to the east of the property. The property has excellent transport links with junction 16 of the M60 Manchester Orbital Motorway being just a short drive away.

## Accommodation

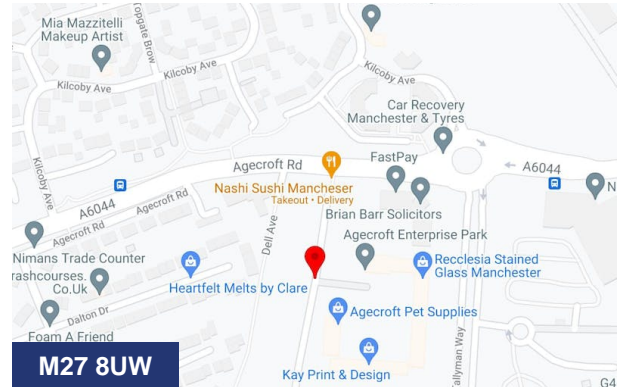
Description	sq ft	Rent	Service Charge
Unit 1	1,011	£1,250 per month	£63 /month
Unit 2	1,011	£1,250 per month	£63 /month

## VAT

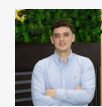
All figures quoted are exclusive of, but will be liable for, VAT at the prevailing rate.

## Rates

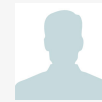
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## Viewing & Further Information



**Richard Cross**  
0161 220 1999 | 07706353590  
Richard.Cross@hurstwoodholdings.com



**Constantine Thanopoulos**  
0161 220 1999 | 07718884764

constantine.thanopoulos@hurstwoodholdings.com

