

ETON BUSINESS PARK



TO LET:

854 SQ FT

Rent : £16 p.s.f

Key Features

- ✓ Storage warehouse
- ✓ Parking and open spaces in front of units
- ✓ Electric roller shutters
- ✓ 3 phase electrics
- ✓ Remote monitored CCTV
- ✓ Coded gate access (24hr access if required)
- ✓ Flexible terms and incentives available



EXCELLENT LOCATION



REMOTE MONITORED CCTV

ETON BUSINESS PARK
ETON HILL ROAD
RADCLIFFE
M26 2ZS

Contact us
0161 761 0022

07860640095

info@hamiltonheath.com



Location

The business park is situated in an excellent location for Bury/Bolton and North Manchester. Approximately 1.5 miles from Bury Town Centre and 1 mile from Radcliffe Town Centre. With on site parking available directly outside your unit.

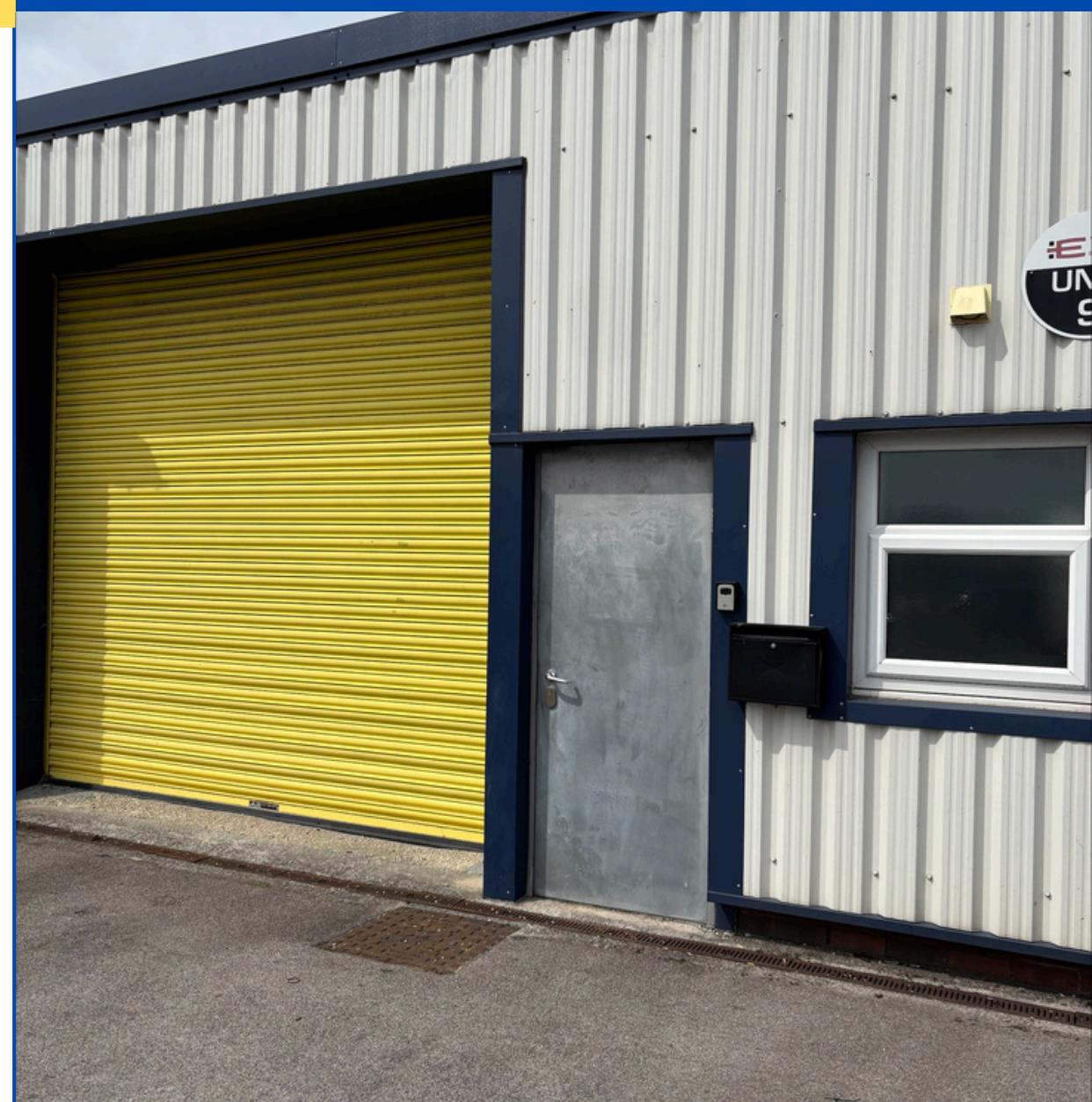
DRIVE TIMES



A56 : 0.5 MILES
M61 : 2 MILES
M60 : 5 MILES

Description

Eton Business Park offers versatile spaces suitable for a range of uses. Each unit comes equipped with an electric up-and-over roller shutter door. The units feature durable concrete floor finishes and are located within a secure and well-maintained business park. Unit 9 offers a turn key solution for your business needs. A viewing is strongly recommended to appreciate the full potential of these units.



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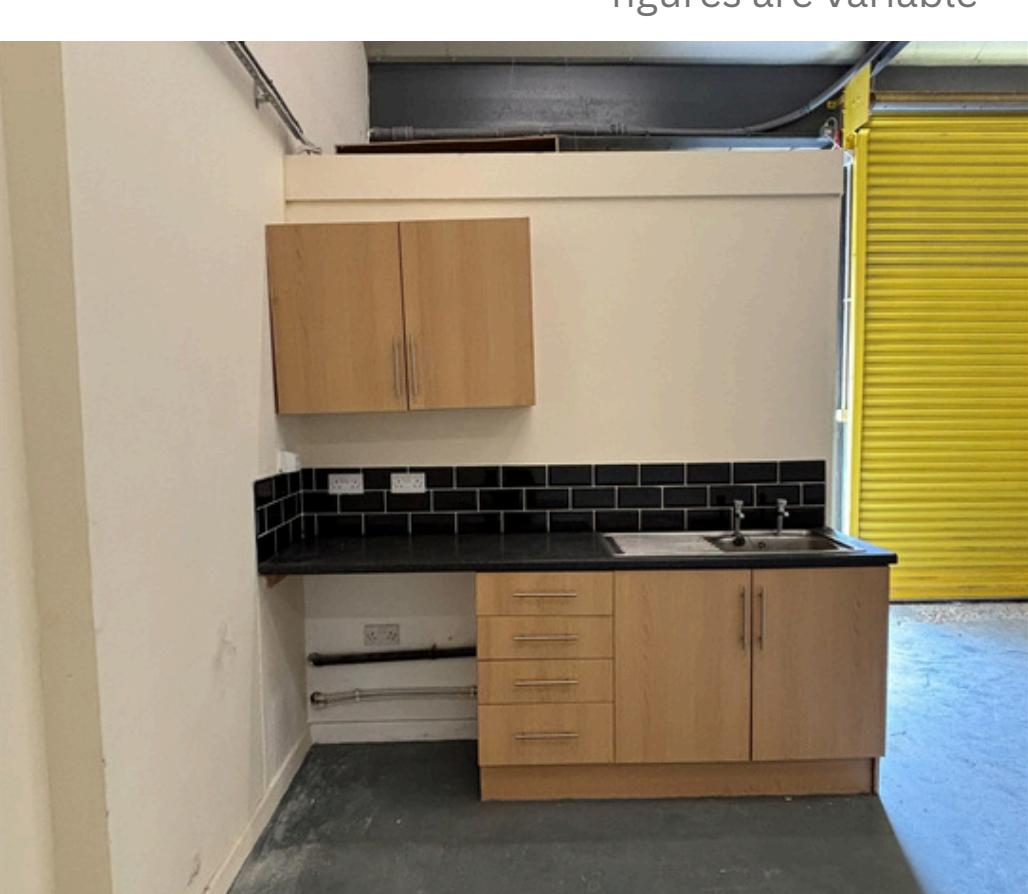
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Key Details

- ✓ RENT £13,664 (incentives available for 3 year lease)
- ✓ SERVICE CHARGE : £ 1349PA*
- ✓ BUILDING INSURANCE : FROM £359 PA*
- ✓ UTILITIES SUB METERED AND INVOICED
MONTHLY
- ✓ BUSINESS RATES PAYABLE TO BURY COUNCIL
(if applicable)
- ✓ WATER RATES PAYABLE TO WATER PLUS

* figures are variable



Legal Costs : Each party to be responsible for their own legal costs involved in the transaction

VAT is applicable at the prevailing rate.

Disclaimer: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.

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