

# ETON BUSINESS PARK



TO LET: 1716 SQ FT

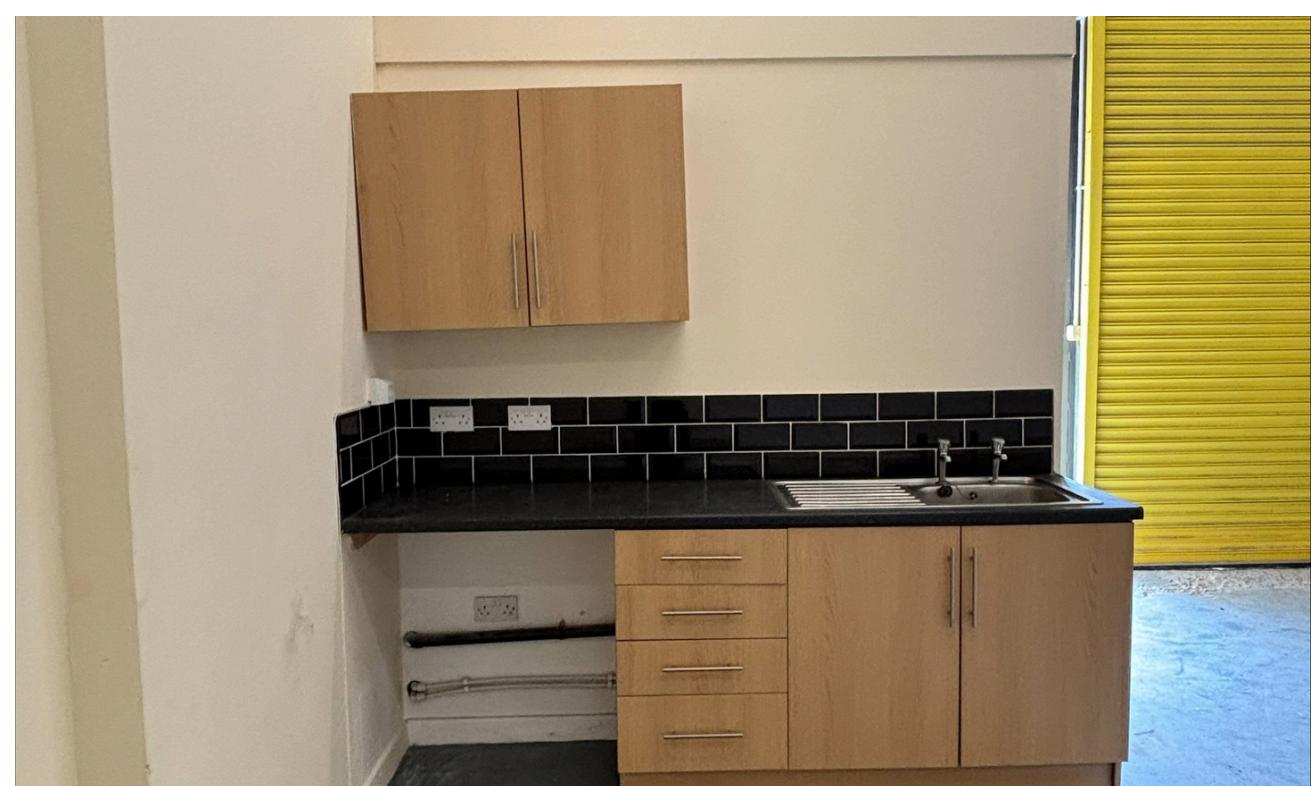
Rent : £14 p.s.f

## Key Features

- ✓ Warehouses with bathrooms & kitchens
- ✓ 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



RECENTLY REFURBISHED

ETON BUSINESS PARK  
ETON HILL ROAD  
RADCLIFFE  
M26 2ZS

Contact us  
0161 761 0022

[info@hamiltonheath.com](mailto: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, a separate door entrance, as well as essential amenities including a WC and kitchen. The units feature durable concrete floor finishes and are located within a secure and well-maintained business park. We have 2 units available that can be opened up to create 1716 sq ft , suitable for a range of uses.



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## Key Details

RENT £24,024 PA

SERVICE CHARGE : £2,711.28 PA\*

BUILDING INSURANCE : FROM £618 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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