

TO LET

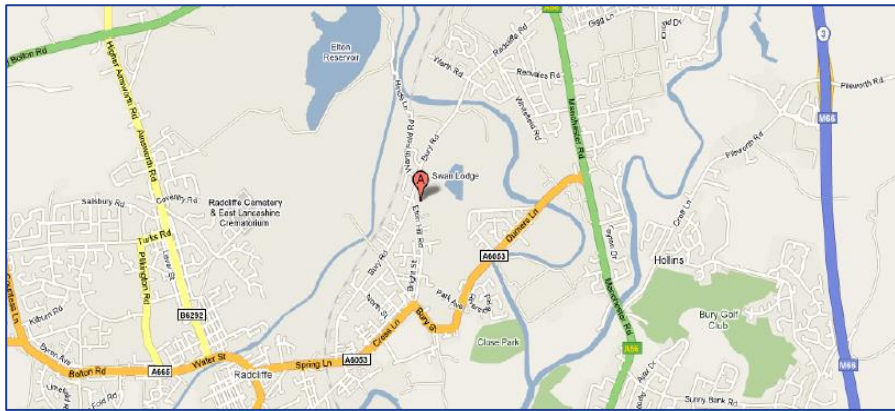
Business Units from 800 sq ft available on flexible terms

- 1.5 miles from Radcliffe Town Centre
- 5 miles from M66 Motorway
- Flexible terms available



Eton Business Park
Eton Hill Road, Radcliffe
Bury M26 2XS





LOCATION

Prominently located on the corner of Eton Hill Road and Bury Road, 1.5 miles from Radcliffe town centre, the Business Park is situated within a well established industrial location 5 miles from Junction 2 of the M66 Motorway which links directly to the M60 national motorway network.

ETON BUSINESS PARK

The estate offers the following specification:

- State of the art CCTV with vehicle number plate recognition cameras on main gate
- Night guard patrolling
- Out of hours electric gate with code access
- Fully lit out of hours
- Lighting and heating throughout the building
- Weekly cleaning of the estate
- Pest control

DESCRIPTION

Business units offering self-contained office and warehouse accommodation.

SERVICES

All mains services are available.

Electricity is sub metered for all units and is invoiced monthly. Water rates are invoiced by the authorities to each individual unit and are payable direct.

BUSINESS RATES

All business rates are payable to Bury Council if applicable. We advise interested parties to make their own enquiries of the Local Authority.

TERMS

Units are available on a leasehold basis.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

CURRENT AVAILABILITY

	Sq ft	Sq m
Unit 8	868	80.64

UNIT 8 SPECIFICATION

- Open plan warehouse with kitchen and bathroom
- Prominently located on site
- Parking and ample space in front of the unit
- Rent £10,500 pa plus VAT
- Term - 3 years
- Service Charge – Approximately £60 pcm plus VAT
- Buildings Insurance – Currently £300 pa plus VAT

IMPORTANT NOTICE

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