

# TO LET

## 1,500 – 3,020 SQ FT (139 - 280 SQ M)

- Excellent communication links
- Flexible working space
- Roller shutter doors
- Suitable for a range of industrial and trade uses
- Prime industrial location

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**AGECROFT ENTERPRISE PARK, AGECROFT ROAD, MANCHESTER, M27 8UW**  
**MODERN WAREHOUSE AND WORKSHOP UNITS**



## LOCATION

Ideally located off Agecroft Road (A6044), the estate enjoys excellent connectivity to both Manchester City Centre and the wider motorway network. The M60 (Junctions 16 and 17) and M62 motorways are just a short drive away, providing rapid access to Bolton, Bury, Salford and Manchester Airport.

The surrounding area is an established commercial hub with a strong mix of industrial, logistics and business occupiers. Local amenities, retail outlets, and public transport links are all within close proximity ensuring convenience for both staff and visitors.

## DESCRIPTION

Agecroft Enterprise Park is a well-established industrial and business estate offering a range of modern warehouse and workshop units in a secure, accessible location within Greater Manchester. The estate provides high-quality accommodation designed to suit a variety of uses, including storage, distribution, trade counter and light industrial operations.

Units are typically arranged with roller shutter loading doors, separate pedestrian access, and integrated office or ancillary space in selected units. The site benefits from dedicated onsite parking, generous loading areas, and a secure gated environment, providing a practical and well-managed setting for growing and established occupiers alike.

## AVAILABILITY / PRICING

Current availability within Agecroft Enterprise Park is as follows:

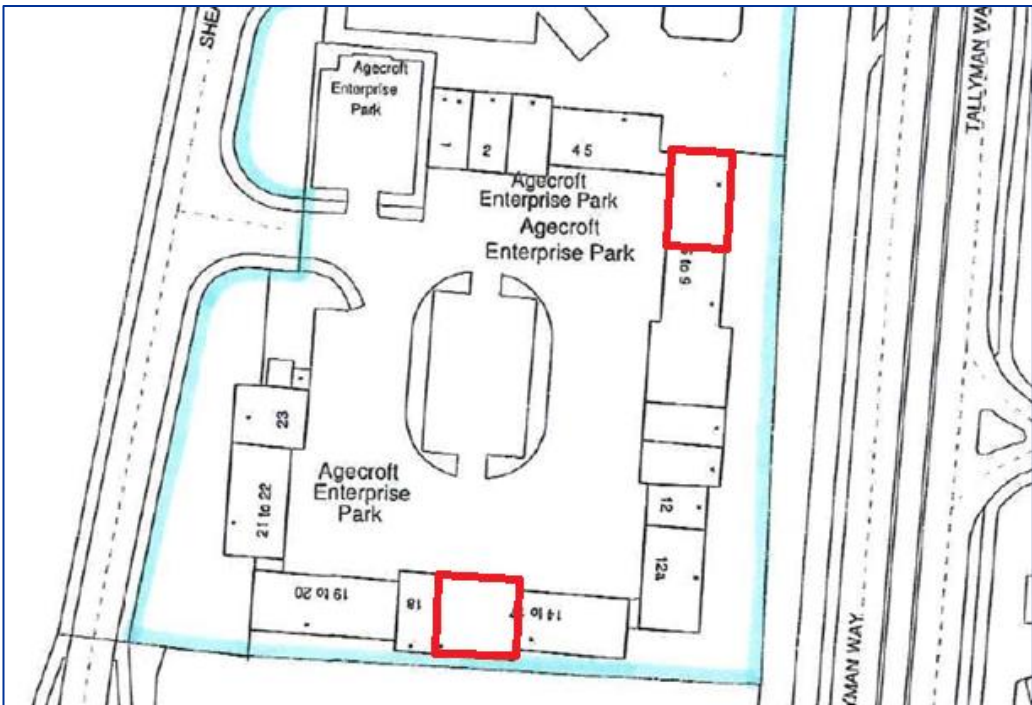
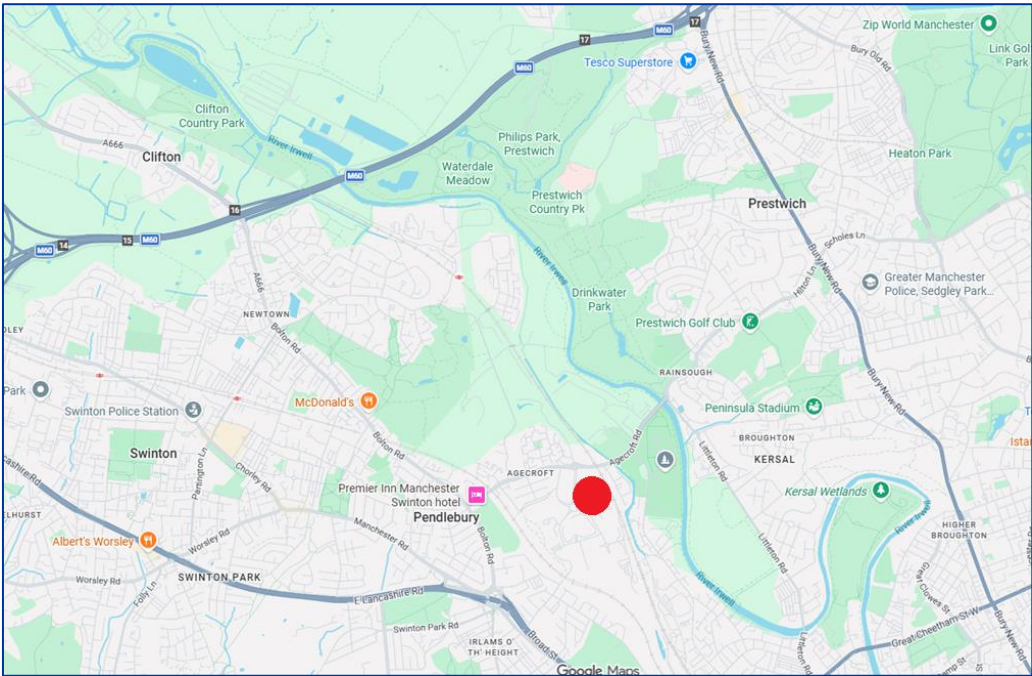
	Sq ft	Sq m	Rent / Price PCM	Service charge PCM
Unit 6	1,500	139	£2,313	£125
Unit 16-17	1,520	141	£2,343	£126

## VAT

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

## SERVICE CHARGE / INSURANCE

Service charge and building insurance will be payable.



**TERMS**

The units are available by way of full repairing and insuring leases.

**EPC**

Energy Performance Rating of C(68).

**SERVICES**

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage. The services have not been tested.

**RATEABLE VALUE**

Ingoing tenants will be responsible for the payment of business rates levied on the demise by the local Rating Authority during their period of occupation.

We advise interested parties to make their own enquiries of the local Rating Authority.

**PLANNING**

The property is located within an established industrial location, and we believe there to be no planning restrictions.

Interested parties should make their own enquiries of the local Planning Department and satisfy themselves that their proposed use is acceptable.

**LEGAL COSTS**

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

**ANTI-MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

**FURTHER INFORMATION / VIEWINGS**

For further information, or to arrange a viewing, please contact:



**RICK DAVIES**  
07831 658804  
rick@daviesharrison.com

**JOHN HARRISON**  
07767 648094  
john@daviesharrison.com

On the instructions of:

