

What's available?

Site	Floor Area ft ² / m ²		Storage Yard / Parking	Rent (pcm)	Service Charge (pcm)
1	N/A	N/A	0.1 acre storage	£1,000	£100
2	2,453ft ²	228m ²	parking	£2,500	£275
3	1,500ft ²	139m ²	parking	LET	LET
4	1,500ft ²	139m ²	0.52 acre storage	£3,500	£380
5	N/A	N/A	0.4 acre storage	LET	LET

* all figures plus VAT where applicable

**For further information or to
arrange a viewing, please contact us**

Units & Storage land **AVAILABLE** TO RENT

**James Nasmyth Way Industrial Estate
Plot Zero, James Nasmyth Way, Eccles
Manchester, M30 0SF**

- Detached Warehouses & Yard Premises available to rent
- Up to 6,000ft² across 1.6 acres
- Secure Estate with centrally monitored CCTV, and on site self-monitored CCTV
- Well established business park close to Trafford Park and Manchester City Centre
- Close to J11 of the M60 Manchester ring road motorway
- Close to J2 of the M602 motorway
- Rare opportunity to rent yard space



Transport Links



Location

The site is situated in Eccles on Nasmyth Business Park off James Nasmyth Way in Eccles, close to J11 of the M60, accessed via the A57 Liverpool Road. J2 of the M602 is within 1½ miles.

Eccles is 3.5 miles west of Manchester City Centre via the M602. The M60 provides easy access across Manchester and links to the national motorway network including the M62 and the M6.



Description

Nasmyth Business Park is large mixed use commercial estate located in Eccles, Manchester and is home to around 20 businesses, occupying a site with a prestigious industrial heritage.

The Business Park has 24/7 access with security gate to the estate entrance and centrally monitored CCTV around the clock.

Accommodation



The land and buildings will be divided into five separate units / compounds as depicted in the plan below. The exterior features a spacious concrete yard, fully fenced and equipped with floodlights. There is plenty of on-site parking available for each unit/compound.

The total site area is 1.6 acres (0.65 hectares). Sites 1 and 2 can be combined if needed.



Services

Electricity is available in all the industrial units and can be installed to Site 2 (storage land) upon request.



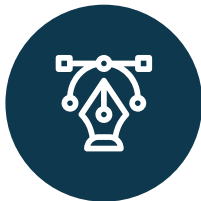
VAT

All figures quoted are exclusive of, but may be liable for vat.



Terms

The units / compounds are available by way of new leases on terms to be agreed between the parties.



Rateable Value

Upon application.



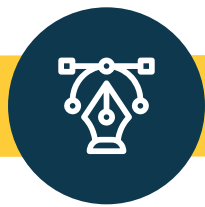
Legal Costs

All parties to be responsible for their own legal costs incurred in any transaction.



EPC

An EPC can be provided upon request.

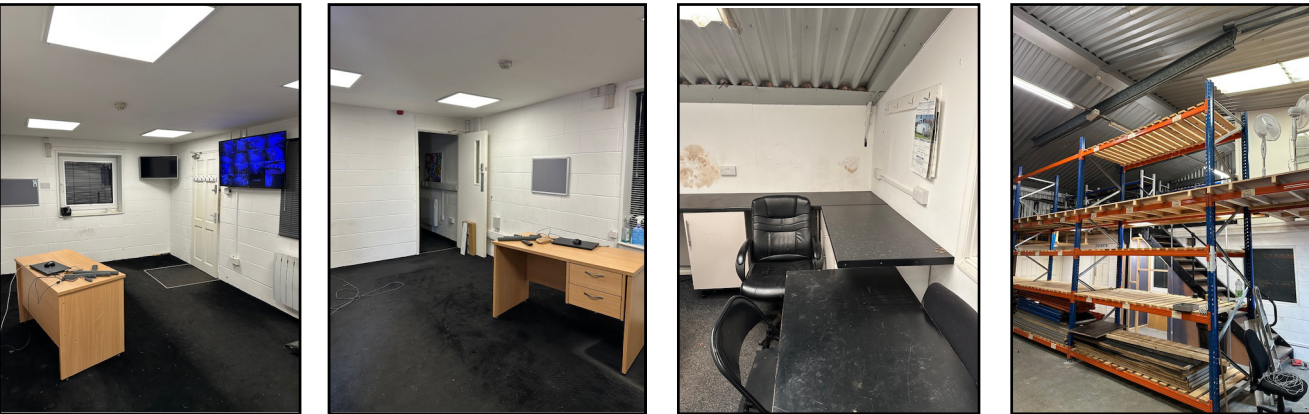


Accommodation: Double Bay Warehouse

Site 2 comprises a two-bay single storey industrial unit with integral office accommodation to the front and a mezzanine floor with additional storage and breakout room upstairs. It benefits from two WCs.

It is a steel portal frame construction below a pitched roof covered with profile metal sheet cladding. The eaves height is 4.3m (14' 1") and the pitch height is 5.8m (19'). There are two shutters, one to each bay, measuring: 4m wide x 3.5m high (14' 1" x 11'5") and 5.7m wide x 3.5m high (18'7" x 11'5") respectively. There is a doorway and windows to the office behind the two smaller shutters.

Externally, there is a large concrete surfaced yard securely fenced with floodlights.



Accommodation: Single Bay Warehouse

Site 4 comprises a modern single-bay single-storey industrial unit. It is an arched frame construction below a curved roof covered with profile metal sheet cladding. The eaves height is 5m (16' 4") and the pitch height is 7m (22'9").

There is one large shutter measuring: 4.5m wide x 5m high (14' 7" x 16'4"). In addition, there are two steel doors, one at the front and the other at the rear. This unit has electricity. Running water and toilets can be provided, subject to agreement. Externally, there is a large concrete surfaced yard securely fenced with floodlights. Site 4 extends to 0.52 acres in total.

