

# What's available?

Floor Area ft <sup>2</sup> / m <sup>2</sup>		Accommodation	Rent (pcm)	Service Charge (pcm)
2,000ft <sup>2</sup>	185m <sup>2</sup>	Unit 3	£3,000	£225
+ 640ft <sup>2</sup>	59m <sup>2</sup>	storage trailer		
1,800ft <sup>2</sup>	167m <sup>2</sup>	Unit 4	£3,000	£275
0.31acres	13,503ft <sup>2</sup>	(overall plot)		

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



## Units

# AVAILABLE TO RENT

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



- Detached Single-Bay and Two-Bay Warehouses available to rent
- Unit 3: 2,000ft<sup>2</sup> plus double deck storage trailer 640ft<sup>2</sup>
- Unit 4: 1,800ft<sup>2</sup> plus large secure yard
- Secure industrial 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

# 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

Site 3, as shown outlined in blue on the plan comprises two-bay warehouse extending to 2,000ft<sup>2</sup> (185m<sup>2</sup>) with an additional storage trailer alongside the unit extending to 59m<sup>2</sup> (640ft<sup>2</sup>), and parking directly in front of the unit.

Site 4 as shown outlined in green on the plan is a single bay warehouse extending to 1,800ft<sup>2</sup> (167m<sup>2</sup>) with offices, breakout room and WCs, set within 0.31 acres of yard.

## Terms

The units are available on new leases, on terms to be agreed between the parties. Both sites can be combined, if required.

## Services

Electricity and water connections are provided.

## Rateable Value

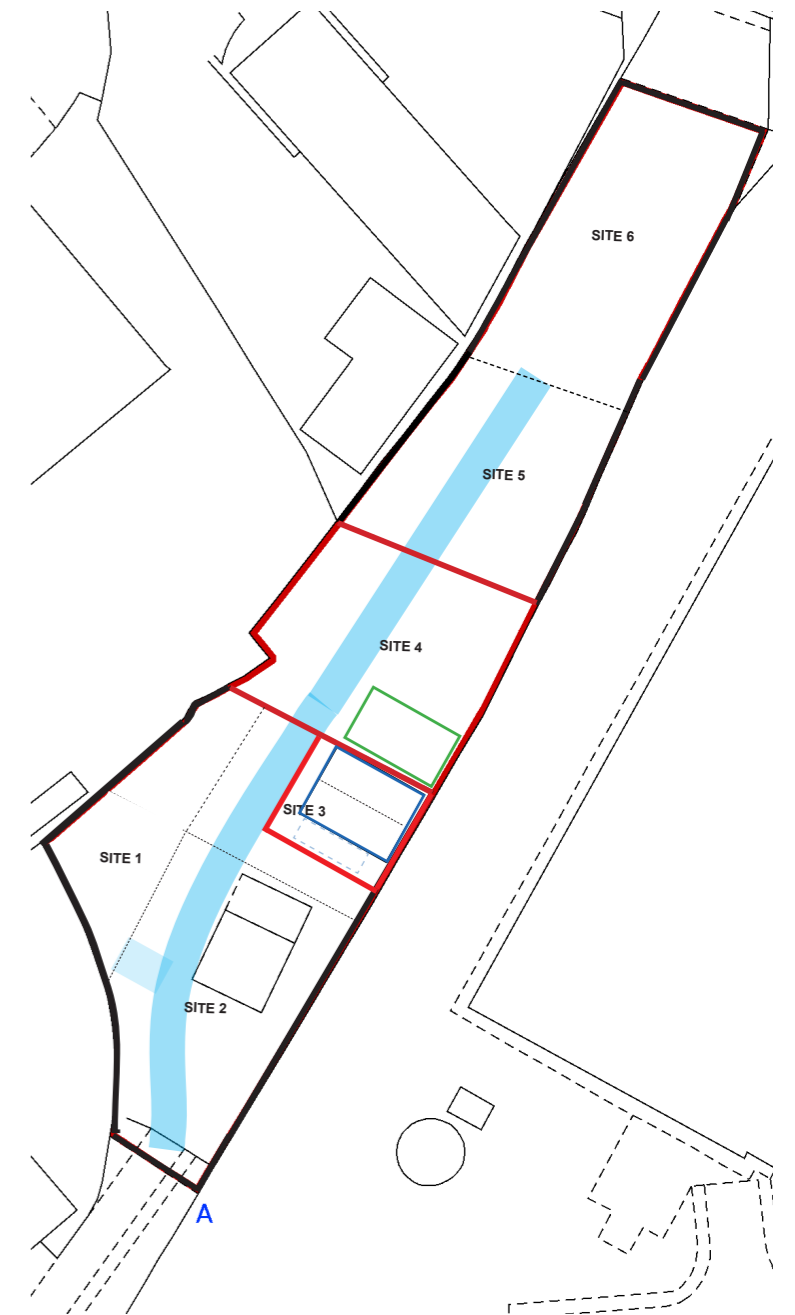
Upon application.

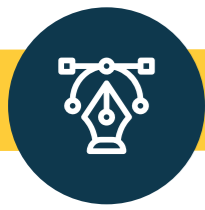
## Legal Costs

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

## EPC

An EPC can be provided upon request.





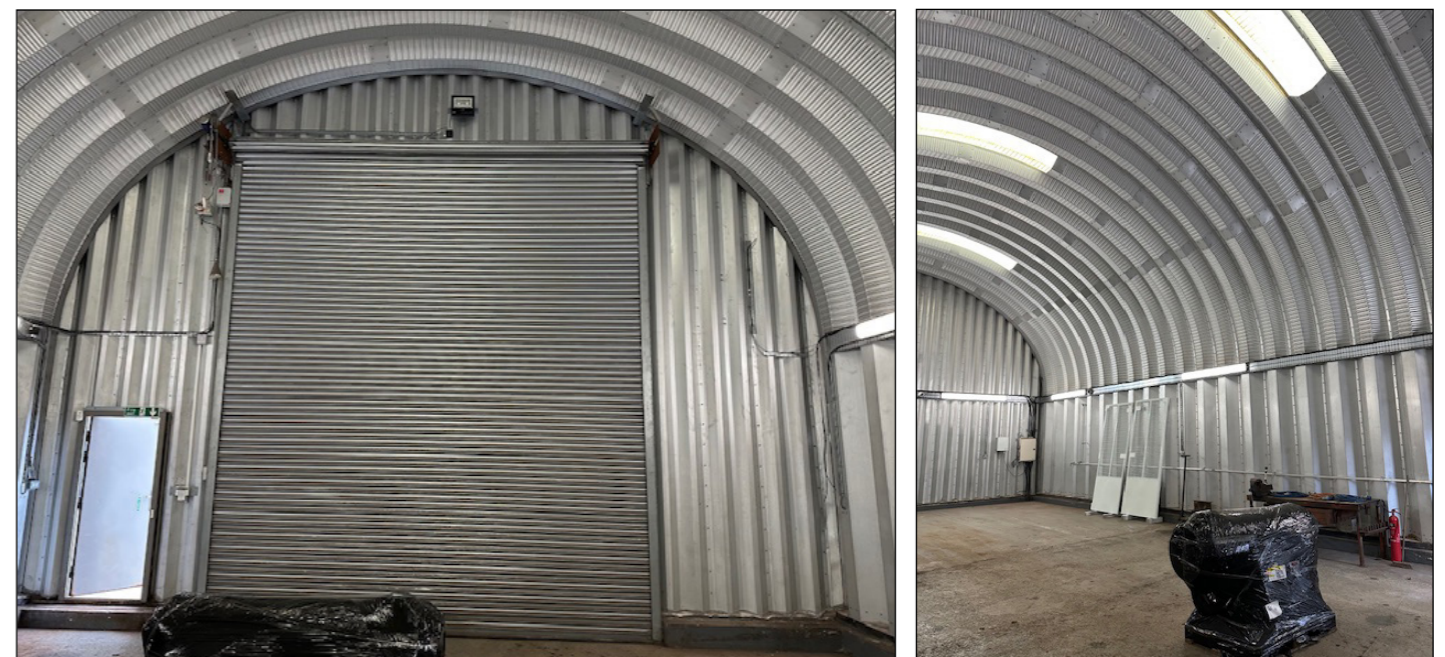
### Unit 3: Double Bay Warehouse

Site 3 features a two-bay industrial unit, currently used as a commercial paint workshop with built in air compressor, air lines and daylight lighting. There is an option to install purpose-built integral office accommodation, which can comprise two WCs, a mezzanine level offering additional storage, and a breakout room—as illustrated in the photos for unit 4. Each bay measures 15.2m (50 ft) deep by 6m (20 ft) wide overall. They are constructed with an arched steel frame and benefit from a curved roof finished in profiled metal sheet cladding. The building offers a generous internal height, with eaves at 5m (16'4") and a pitch height of 7m (22'9").

Each bay is fitted with a roller shutter door measuring 4.5m wide x 5m high (14'7" x 16'4"), along with a pedestrian access door. Available as two separate self-contained units or combined. Externally, vehicle parking for 2-3 vehicles. The site is equipped with floodlighting and CCTV for added security.



### Unit 4: Single Bay Warehouse





## Unit 4: Double 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, an office, mezzanine storage, a breakout room, and WCs to the rear, with side access via a side door.

Externally, there is a large surfaced yard securely fenced with CCTV and floodlights. Site 4 extends to 0.31 acres in total.

