RIDLEYTHAW

TO LET

Warehouse/ Industrial Unit
2,298 sq.ft.

Concept Green Business Park
George Street
Eccles
M30 0RG

- **Easy access to M60 & M602 Motorways**
- **Secure site**
- **Popular local trading estate**

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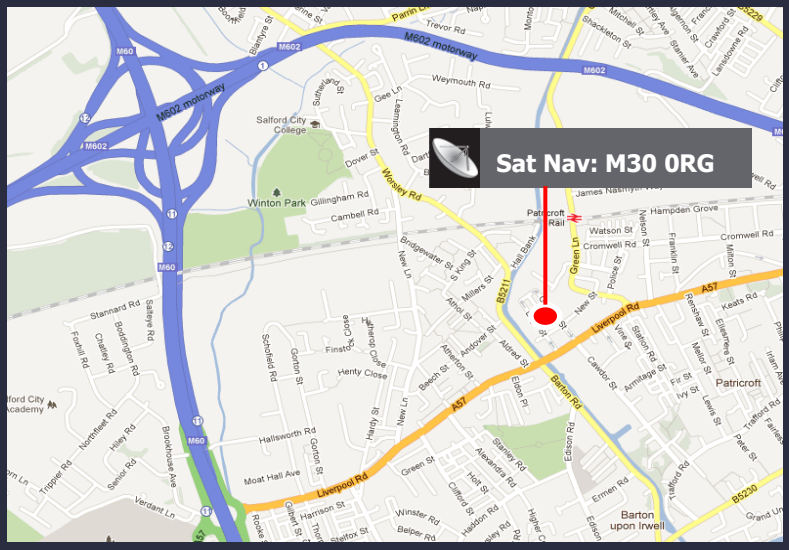
Location
The subject property is located on Concept Green Business Park which is located off George Street close to the junction with Liverpool Road (A57) which, in turn, connects with Junction 11 M60 and J2 M602 Motorways. The main M62/M602 interchange is nearby, and Manchester City Centre is within easy reach.

Description
Concept Green Business Park provides a development of high quality industrial/ workshop units. The buildings comprise steel portal frames with part brick part clad elevations incorporating energy efficient lighting in warehouse/ production area and 3 Phase electricity.

Availability
Unit 1 2,298 sq.ft (213.49 sq.m)



Terms
The unit is available on a new lease for a term of years to be agreed.

Rents
£26,500 per annum payable quarterly in advance.

EPC
This property has an EPC rating of B.

AML
In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant prior to instructing solicitors.

VAT
All figures are exclusive of, but may be subject to VAT.

Viewing/ further information Please contact:
Daniel Holland-Bunch at Ridley Thaw LLP
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