

TO LET

QUALITY SERVICED OFFICE SUITES

126 - 317 sq.ft (11.7 - 29.5 sq.m)



**JUNCTION
ECO-PARK**



**Junction House, Junction Eco Park, Rake Lane,
Swinton, Manchester, M27 8LU**



LOCATION

Junction Eco Park is situated in an excellent location within the North Manchester conurbation making it ideal for companies wishing to serve the conurbation, the North West of England and indeed the North of England.

The park is situated 6 miles (9.6km) north of Manchester City Centre, 35 miles (56.3km) east of Liverpool, 47 miles (75.6km) south east of Leeds and 7.5 miles (12.1km) south of Bolton.

Clifton Train Station is within ¼ of a mile of the property with regular services to both Manchester Victoria and Wigan Wallgate.

Retail facilities and local services are provided at the nearby towns of Swinton and Pendlebury, both within 2 miles (3.2km) of the site.

DESCRIPTION

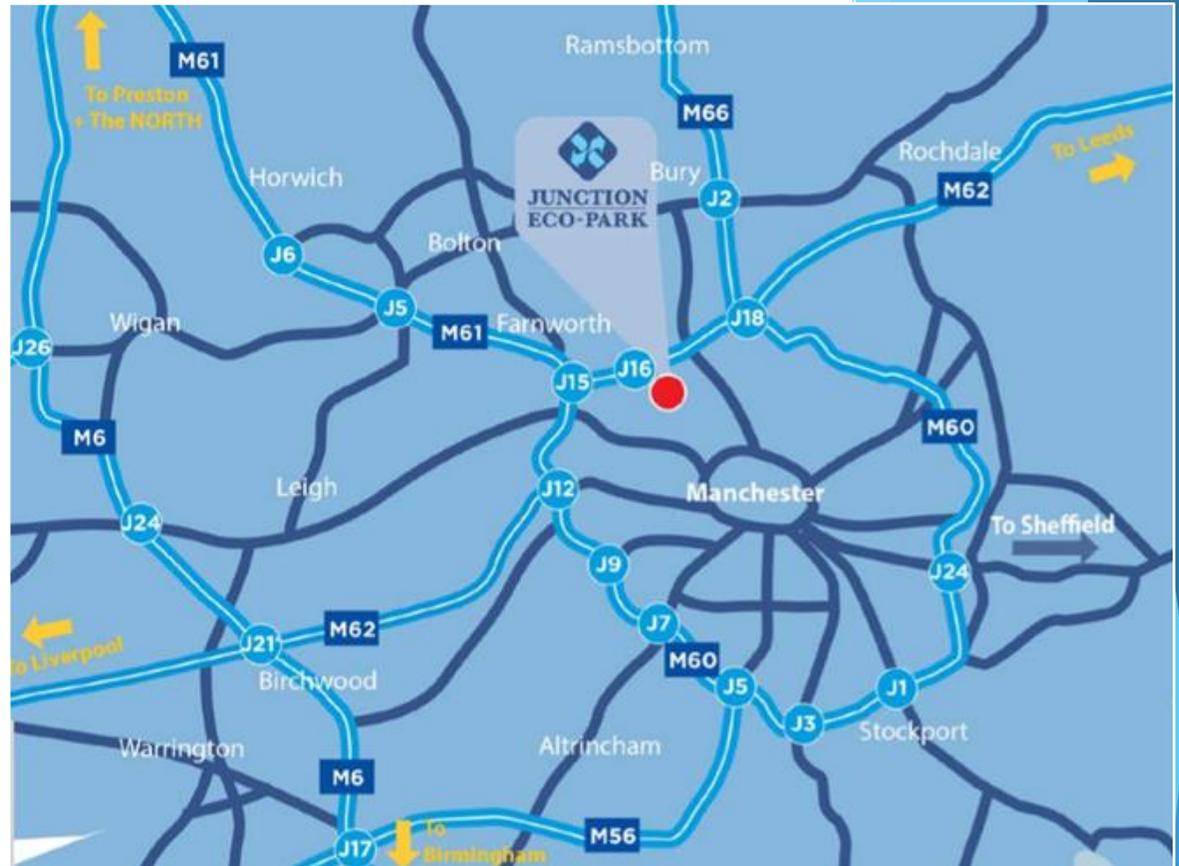
Junction House, which forms a 1960s two storey office, has recently been refurbished and provides quality serviced office accommodation.

At Ground Floor there is a reception with a visitor seating area. The offices are individual self contained suites situated on the first floor of the building and have the benefit of communal kitchen and wc facilities.

Electricity, gas and water services are included and the estate also benefits from on-site 24/7 security.

CAR PARKING

Junction House provides on-site car parking with parking allocated on request.

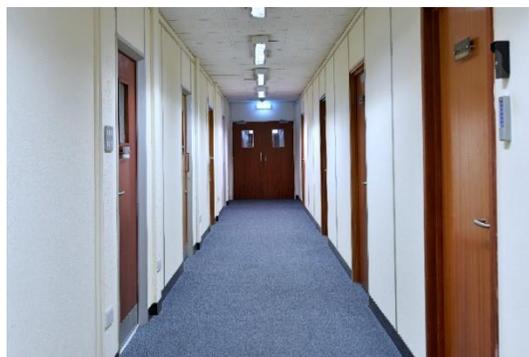


ACCOMMODATION

There are a variety of suites ranging from 126 sq.ft up to 317 sq.ft. (11.7 – 29.5 sq.m).

Current available suites are detailed on the schedule below.

Room	Size (sq. m.)	Size (sq. ft.)
100	21.3	230
103	14.3	153
104	22	237
105	29.5	317
109	24.2	261
110	23.8	257
111	18	194
113	18.7	201
114	11.7	126
115	17.7	190



TERMS

The suites are available to let by way of a rolling licence agreement for a minimum of 3 months. Longer term contracts of 12 months plus are also available.

RENTAL

The monthly rentals quoted below are on an all inclusive basis and are exclusive of VAT.

Suite Size	Rent pcm
126-317 sq.ft	£157.50 - £396.25

FURTHER INFORMATION

Please contact:-



Att: Tom Grimshaw
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Email: tom@bht.uk.com

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.