

# TO LET

## QUALITY SERVICED OFFICE SUITES

153 - 317 sq.ft (14.2 - 29.5 sq.m)



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



**JUNCTION  
ECO-PARK**

**bhht**

brackenridge  
hanson tate

tel. 0113 244 9020

## 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  $\frac{1}{4}$  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

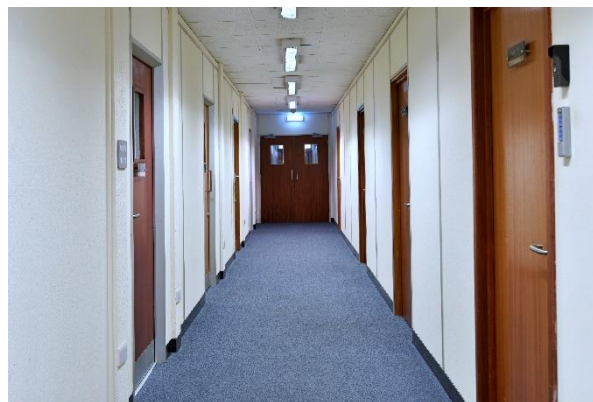
Junction House, which forms a 1960s two storey office, has recently been refurbished and provides quality serviced office accommodation.

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 153 sq.ft up to 317 sq.ft. (14.2 – 29.5 sq.m).

Current available suites are on the schedule below.

Room	Size (sq. m.)	Size (sq. ft.)
100	21.3	230
103	14.3	153
105	29.5	317
109	24.2	261
110	23.8	257
111	18	194

## 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
153-317 sq.ft	£191 - £396

## FURTHER INFORMATION

Please contact:-



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