

MANCHESTER ROAD | ASHTON-UNDER-LYNE | OL7 0DA

**TO LET** (MAY SELL)

**PROMINENT ROADSIDE / TRADE COUNTER UNIT**

**10,746 sq ft (998.37 sq m)**



**SUITABLE FOR OTHER  
ROADSIDE USERS**

(subject to planning)

- Prominent Road Frontage
- 1 minute Drive (0.2 miles) from J23 M60
- Eaves height of 6.26m (21ft)
- Self contained yard and car parking
- 0.64 acre site
- **10,746** sq ft, inclusive of the **2,634** sq ft of mezzanine



MANCHESTER CITY CENTRE

SNIPE RETAIL PARK

SCAPA

NORBAIN SD

SCREWFIX

TOOLSTATION

SELCO

OFFICE DEPOT

HSS

M60 J23

EVANS HALSHAW FORD

A635 MANCHESTER ROAD



BP / SUBWAY

POLICE STATION

TO ASHTON TOWN CENTRE



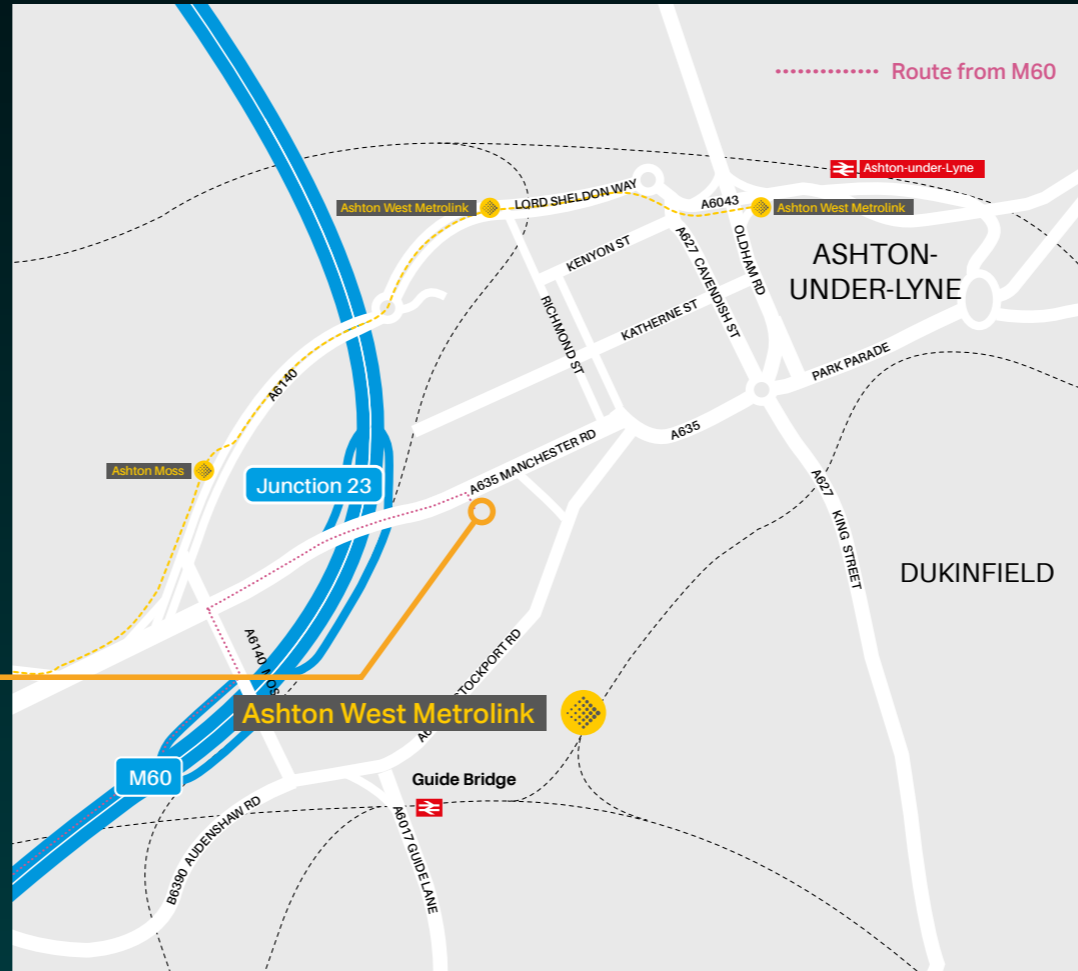


## LOCATION

The subject premises is located directly off Manchester Road (A635), 6 miles to the east of Manchester City Centre and 1 mile to the west of Ashton-under-Lyne Town centre. Junction 23 of the M60 motorway is just 300 metres away from the property, providing easy access around Greater Manchester and connectivity to the M56 and M62 motorways, leading onto the wider national motorway network. Local occupiers include Evans Halshaw Ford, BP, Londis, Subway and Office Depot.



### The Property



EASY ACCESS AROUND GREATER MANCHESTER AND CONNECTIVITY TO THE MOTORWAYS.





## SPECIFICATION

In brief, the unit specification includes;



Steel portal frame construction



Part brick, part profile sheet metal clad external elevations



Eaves height of 6.26m (21ft)



Height to the underside of the haunch of 5.69m (19ft).



Profile sheet metal clad roof



Lighting is fluorescent strip, sodium lantern and LED



Two electrically operated, level access loading doors



Trade counter / showroom area



WC's & kitchen



Yard and car parking area, with frontage to Manchester Road

## ACCOMMODATION

Unit has been measured on a Gross Internal Area basis (GIA):

DESCRIPTION	SQ FT	SQ M
Warehouse	6,086	565.39
Showroom / Office	1,705	158.36
WC / Welfare Accommodation	322	29.94
<b>TOTAL</b>	<b>8,113</b>	<b>753.69</b>
Mezzanine	2,634	244.689
<b>TOTAL WITH MEZZANINE</b>	<b>10,746</b>	<b>998.37</b>





IKEA

ASHTON TRAIN STATION

ASHTON TOWN CENTRE

POLICE STATION

BP / SUBWAY

A635 MANCHESTER ROAD





## EPC

The premises has an Energy Performance rating of D(98).  
A copy of the certificate is available upon request.

## TERMS

The unit is available by a new lease on terms to be agreed.  
Alternatively consideration may be given to a sale of the property.

## VIEWINGS

Strictly via appointment with the joint agents.



**Anthony Mellor**  
T 07794 757939  
E [anthony@b8re.com](mailto:anthony@b8re.com)



**Rob Taylor**  
T 07825 193365  
E [rob.p.taylor@cushwake.com](mailto:rob.p.taylor@cushwake.com)

**Jack Sullivan**  
T 07824 442173  
E [jack.a.sullivan@cushwake.com](mailto:jack.a.sullivan@cushwake.com)

Misrepresentation Act 1967. Unfair Contract Terms Act 1977. The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. January 2024. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)

