



Unit 4 Tameside Work Centre, Rycroft Street, Ashton-under-Lyne, OL7 0BY

Refurbished Business / Office Unit

Summary

Tenure	To Let
Available Size	668 sq ft / 62.06 sq m
Rent	Rent on application
Rateable Value	£6,700 1 April 2023 to present
EPC Rating	Upon enquiry

Key Points

- Refurbished unit
- End terraced unit
- Located on a secure site
- Within 1/4 mile of Jct 23 M60
- Can be combined with Unit 3
- On street parking available
- Secure estate with CCTV

Unit 4 Tameside Work Centre, Ryecroft Street, Ashton-under-Lyne, OL7 0BY

Summary

Available Size	668 sq ft
Rent	Rent on application
Rateable Value	£6,700 1 April 2023 to present
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The unit forms part of Tameside Work Centre and is located off Ryecroft Street, Ashton Under Lue with access via Charges Street. Jct 23 of the M60 is located less than 1/4 of a mile to the North, and Ashton-under-Lyne town centre is approximately 1 mile to the East, with Manchester City Centre approximately 6 miles to the West.

Description

Unit Four Tameside Work Centre comprises an end terrace commercial property unit which has been used for numerous different uses including a cafe and office accommodation.

The unit is a former workshop property that has been converted into good quality office accommodation, at the front of the property is the original roller shutter door and behind has been converted to create a shop / office front with UPVC double glazed windows and a personnel access door. The accommodation is mainly open plan with a couple of cellular rooms to the rear of the unit. The property benefits from a suspended ceiling throughout with recessed lighting, plaster & painted walls with dido trunking and tiled flooring throughout. In addition, there are WC facilities, a kitchen, and full gas central heating.

Accommodation

The accommodation comprises the following areas:

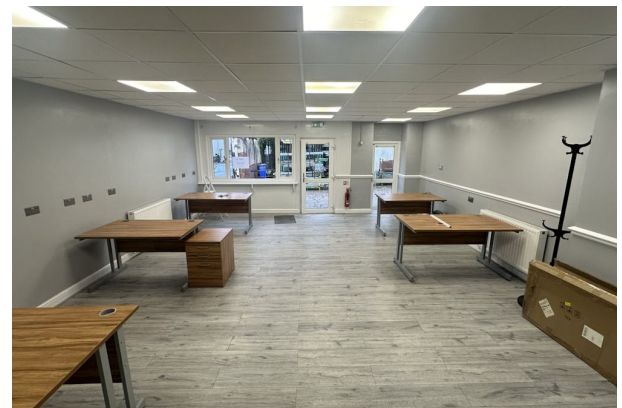
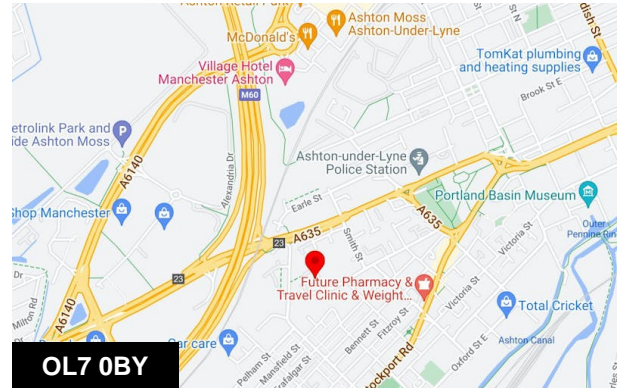
Name	sq ft	sq m
Ground - Office	668	62.06
Total	668	62.06

Terms

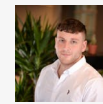
The property is available on a new full repairing and insuring lease on terms to be agreed.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the potential tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.



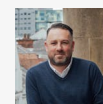
Viewing & Further Information



Cameron Forsyth

07563 249 911

cameron@sixteenrealestate.com



Andy Backhouse

07548 596 271

andy@sixteenrealestate.com

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 05/04/2024