



## Unit 3 Tameside Work Centre, Ryecroft Street, Ashton-under-Lyne, OL7 0BY

Fully Refurbished Business / Office Unit

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	803 sq ft / 74.60 sq m
<b>Rent</b>	Rent on Application
<b>Rateable Value</b>	£5,800 1 April 2023 to present
<b>EPC Rating</b>	Upon Enquiry

### Key Points

- Refurbished business / office unit
- Can be combined with Unit Four to create 1,471 sq ft
- Mid terraced unit
- Located on a secure site
- Within 1/4 mile of Jct 23 M60
- Secure estate with CCTV

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## Summary

<b>Available Size</b>	803 sq ft
<b>Rent</b>	Rent on Application
<b>Rateable Value</b>	£5,800 1 April 2023 to present
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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 Three Tameside Work Centre comprises a mid terrace commercial property unit which has been converted into high quality office accommodation. The front of the property has the original electrically operated roller shutter door and behind has been converted to create an office front with UPVC door and windows.

The accommodation is mainly open plan with a couple of cellular rooms at the rear of the property. The unit benefits from a suspended ceiling throughout with recessed lighting, plaster & painted walls with dido trunking. There are WC facilities and gas central heating.

The unit is located on a secure site which is gated and fenced and includes CCTV. The unit can be combined with Unit Four to create 1,471 sq ft.

## Accommodation

The accommodation comprises the following areas:

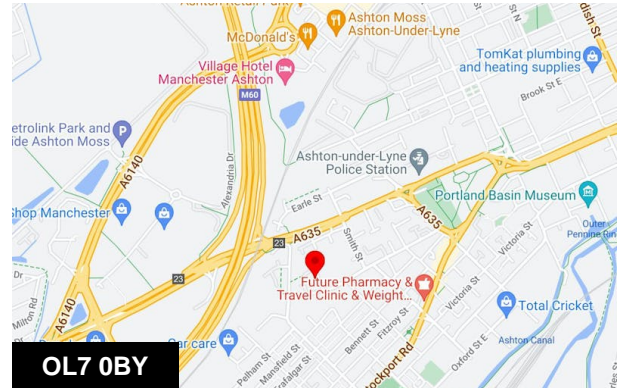
Name	sq ft	sq m
Ground - Office	803	74.60
<b>Total</b>	<b>803</b>	<b>74.60</b>

## Terms

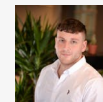
The property is available on a new full repairing and insuring lease on terms to be agreed.

## 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.



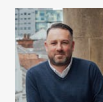
## Viewing & Further Information



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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.

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