



## Unit 6, Alexandria Drive, Ashton-under-Lyne, OL7 0QN

Modern Trade Counter / Industrial Unit

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	5,087 sq ft / 472.60 sq m
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£3.46 per sq ft
<b>Rateable Value</b>	£35,250
<b>EPC Rating</b>	C (75)

### Key Points

- Located on the well established Alexandria Court trade park
- Prominent location close to Ashton under Lyne town centre
- Dedicated car parking
- Close to Jct 23 M60
- 7.25m eaves height
- Adjacent occupiers include Screwfix, Toolstation, City Plumbing, Würth and Selco

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## Summary

Available Size	5,087 sq ft
Rent	Rent on application
Rates Payable	£3.46 per sq ft
Rateable Value	£35,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

## Location

The subject property forms part of Alexandria Court which is situated on Ashton Commerce Park, close to Ashton-Under-Lyne and Ashton Moss Retail Park. The estate is accessed from Lord Sheldon Way and benefit from a frontage to the A635 Manchester Road. The premises offer excellent access to the M60 motorway via Junction 23 which in turn gives good access to the M62 and M56 motorways. The premises are 6 miles to the north east of Manchester City Centre and 14 miles north east of Manchester International Airport. Other occupier in the nearby vicinity include Screwfix, Toolstation, Selco and B&Q.

## Description

The property comprises a modern single storey mid terrace trade counter / industrial unit, which is of steel portal frame construction with part concrete blockwork and full height steel clad elevations and roof, incorporating translucent roof lights. The unit is accessed via a electrically operated roller shutter door with a separate personnel entrance. The warehouse area benefits from an eaves height of 7.25m and lighting throughout. Along part of the front elevation is an office suite and WC. Externally there is a shared loading / circulation space and dedicated car parking, with the unit having 7 car parking spaces. The estate is fenced and gated

## Accommodation

The property extends to a gross internal area of 5,087 sq ft.

## Terms

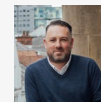
The unit is available to lease on a new full repairing and insuring lease on terms to be agreed.

## 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.



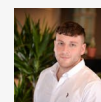
## Viewing & Further Information



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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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