



Stamford Street
Ashton-Under-Lyne, OL5 0LL

Offers over £200,000



There's no agent like home

Stamford Street, Ashton-Under-Lyne, OL5 0LL

This three-floor commercial building offers versatile office space ideal for various business needs. Situated in the popular location of Mossley, boasting a great position for businesses seeking visibility and accessibility.

The ground floor features two spacious offices, providing ample room for multiple workstations or meeting areas. The lower ground floor includes an additional office and a cellar room, perfect for storage or supplementary workspace. On the first floor, there are three well-appointed office rooms along with a WC, ensuring convenience and functionality for employees and visitors alike.

This property presents an excellent opportunity for businesses looking to establish or expand their presence in a vibrant location.

GROUND FLOOR

Entrance Hall

Door to front, door leading to:

Hall

Stairs to first floor, stairs to lower ground floor, doors leading to:

Office 19'0" x 12'4" (5.80m x 3.75m)

Double glazed window to side, radiator, door.

Office 14'3" x 15'7" (4.34m x 4.74m)

Three double glazed windows to front, two double glazed windows to side, radiator, door to:

LOWER GROUND FLOOR

Hall

Stairs, door to:

Office 14'10" x 11'11" (4.53m x 3.63m)

Double glazed window to side, open plan, door to:

Cellar 13'6" x 14'10" (4.11m x 4.52m)

Radiator.

FIRST FLOOR

Hall

Office 14'3" x 10'11" (4.34m x 3.33m)

Door to:

Office 12'4" x 12'9" (3.75m x 3.88m)

Two double glazed windows to side, radiator, door.

Office 10'9" x 8'6" (3.28m x 2.59m)

Double glazed window to front, radiator, door to:

WC

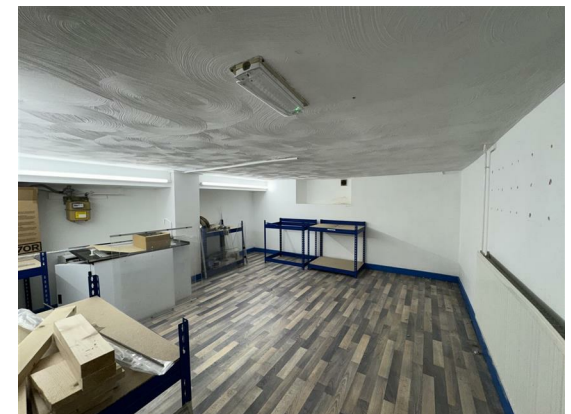
Two piece suite comprising low-level WC and wash hand basin.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC

