

**Ashton Rd Garage  
Ashton Road  
Golborne  
WA3 3TS**



**INDUSTRIAL UNIT TO LET**

3,500.00 sqft (325.16 sqm)

**RENT**

POA Annual

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**Property Highlights**

- For Let 0.75 acre/ 32,000 SQFT Site
- 3500 SQ FT Unit with Large Gated Yard
- Roadside High Traffic Location

**Description**

This fantastic 0.75 acre / 32,000 sq. ft site available now. Previously a car sales pitch and garage, the property features a 3,500 sq. ft unit with high eaves and a large roller shutter door for easy access, a turning circle and large yard. The roadside plot, fenced with a large gate and private entrance from the highway offers amazing access and viability.

- NO VAT
- TO LET / MAY SELL
- Terms Negotiable

**Location**

This well-positioned site is located on Ashton Road, a high-traffic thoroughfare in Golborne with a daily traffic count of 10,000-15,000. . The surrounding area offers a mix of residential, new residential developments and established industrial sites. Additionally, the location provides convenient access to the M6 and M62 via the A580.

**Layout**

