

TO LET

**MARGARET STREET, ASHTON-UNDER-LYNE,
GREATER MANCHESTER, OL7 0QQ**



2,000 - 11,500 Sq Ft (185.8 - 1,068.35 Sq M)

- **STORAGE / LIGHT ASSEMBLY / R & D**
- **CAR PARKING AVAILABLE**
- **ACCESSIBLE LOCATION CLOSE TO J23 OF M60**



LOCATION

The premises are situated fronting Margaret Street, close to the junction with Victoria Street and just off the A635 Park Parade which provides access to Stockport Road and thereafter via the A635 to junction 23 of the M60 motorway.

The property is in an established commercial area and faces the local landmark Junction Mills Chimney which dates from 1867.

The premises are within walking distance of the Town Centre.

DESCRIPTION

The property comprises of a two storey property, formerly used as offices, but available for storage, light assembly use and research development.

The premises can be subdivided to provide bespoke accommodation for a prospective tenant and layouts can be produced in due course.

Externally there is a secure car park to the front elevation, offering up to 23 spaces.

A self contained entrance and lobby are in the process of being installed.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Ground Floor	3,843	357.02
First Floor	7,706	715.91

(Measurements to be confirmed)

Smaller units are available by way of negotiation.

SERVICES RESPONSIBILITY

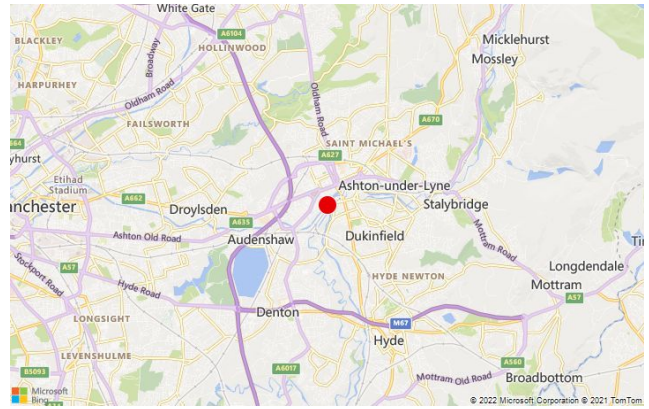
It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENTAL

On Application

SERVICE CHARGE

A service charge is levied to cover the cost of utilities and the cost of maintenance of common areas.



LEASE TERMS

Full repairing and insuring lease on terms to be agreed.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The property is currently assessed as offices, but will need to be reassessed for storage purposes in due course.

EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

VIEWING

Strictly by appointment with the sole agents.

Nolan Redshaw

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ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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