Nolan Redshaw
Chartered Surveyors

TO LET

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

Indicative Layout

2,000 - 11,500 Sq Ft (185.80 - 1,068.38 Sq M)

- MODERN OFFICES
- SUITES AVAILABLE FROM 2,000 SQ. FT.
- CAR PARKING
- ACCESSIBLE LOCATION CLOSE TO J23 OF M60
- NEW ACCESS

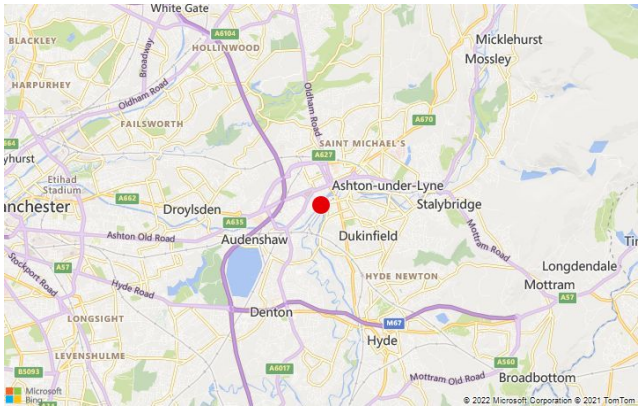
0161 763 0828 www.nolanredshaw.co.uk info@nolanredshaw.co.uk @NolanRedshaw

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 attractive ground and first floor offices. The ground floor is a mixture of open plan and cellular office accommodation and Male and Female toilet facilities.

The windows are double glazed UPVC , there is gas central heating together with air conditioning. There is a ground floor canteen area.

At first floor level with a further large open plan office, suspended ceiling, security and trunking and air conditioning. A kitchen and number of meeting rooms and open plan area.

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

The premises can be subdivided to provide bespoke accommodation for the prospective tenant and indicative layouts and upgrade proposals for the ground and first floor accommodation are attached.

The specification is open to negotiation.

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

(Net internal)

Smaller units are available by negotiation from 2,000 sq. ft.

SERVICES RESPONSIBILITY

It is the prospective tenant's 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 insuring lease on terms to be agreed.

CAR PARKING

23 parking spaces are available.

LEGAL FEES

Each party to be responsible for their own legal fees.

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RICS

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EPC

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

RATES

On Application.

VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by appointment with the Sole Agent:
NOLAN REDSHAW

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@nolanredshaw.co.uk

Contact: Jonathan Pickles
Tel: 0161 763 0825
Email: jonathan@nolanredshaw.co.uk

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.

RICS

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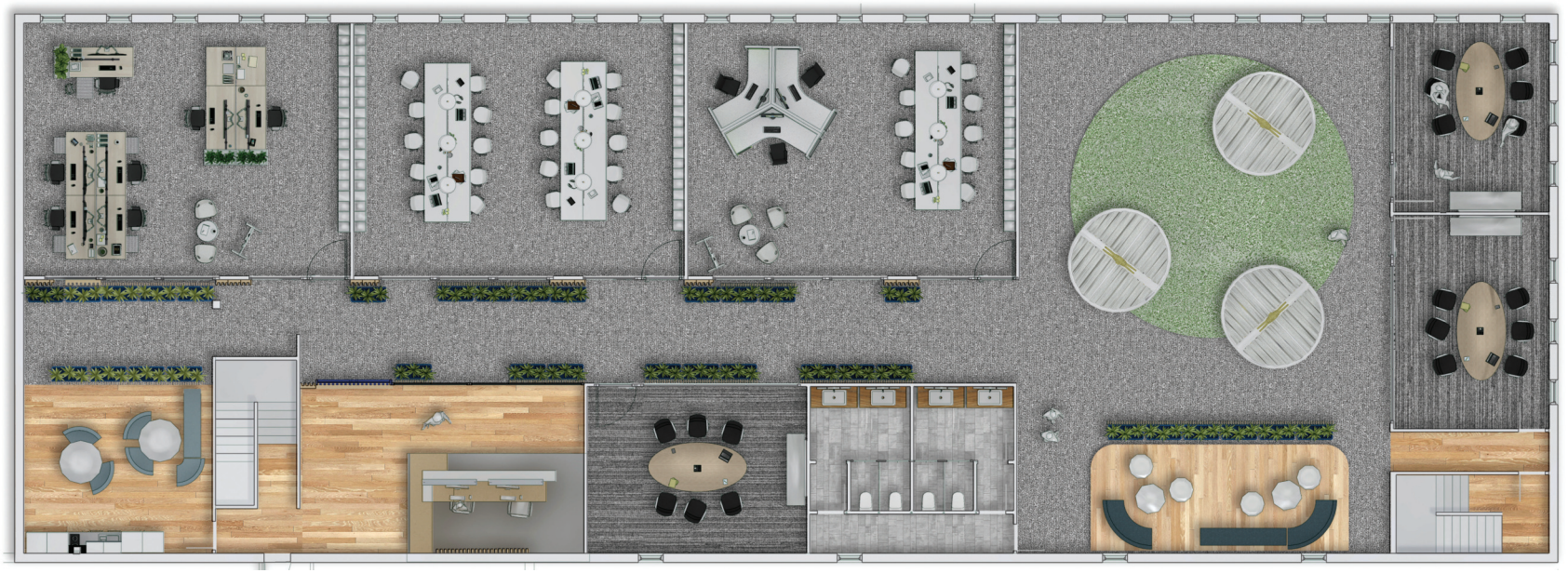
Fire
exit

FIRST FLOOR - DIVIDED OFFICE SPACE OPTION



HALLWAY AND OFFICES ENTRANCE

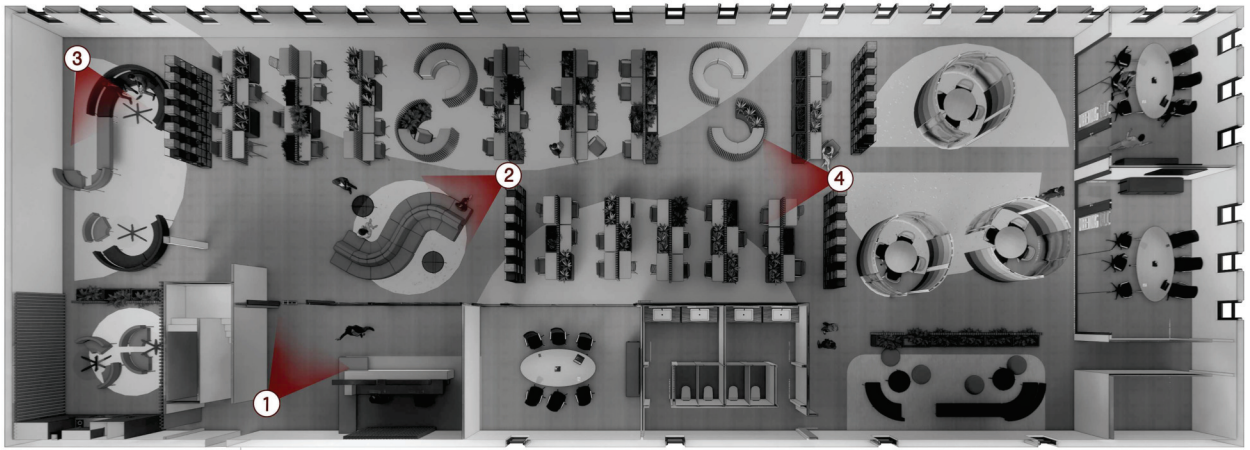
OFFICE SPACE

SHARE SPACE - MEETING ROOM

HALLWAY

SHARE SPACE - LOUNGE AREA AND WORKING PODS

VIEWPOINT LOCATION PLAN



VIEWPOINT 1 - NEW RECEPTION AREA

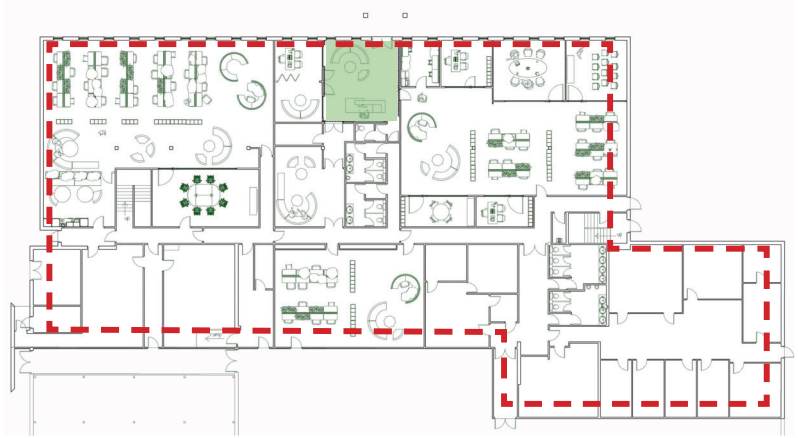
VIEWPOINT 2 - ENTRANCE AND LOUNGE AREA

VIEWPOINT 3 - INFORMAL MEETING AREA

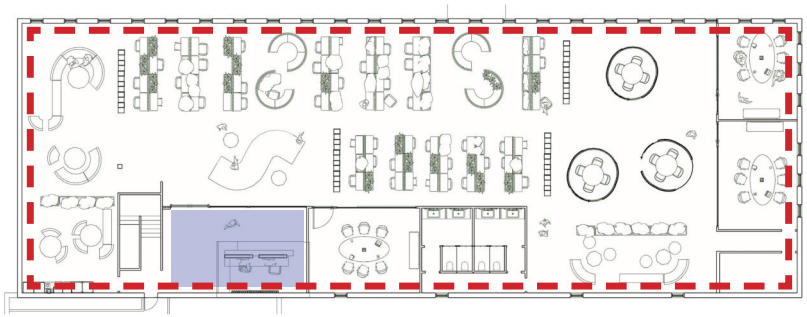
VIEWPOINT 4 - HOT DESK AREAS

OPTION 1 - Lease first floor and ground floor out to separate tenants.

Ground floor

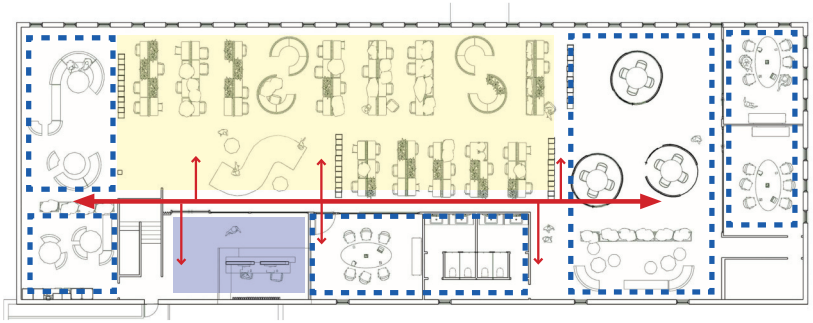


First floor



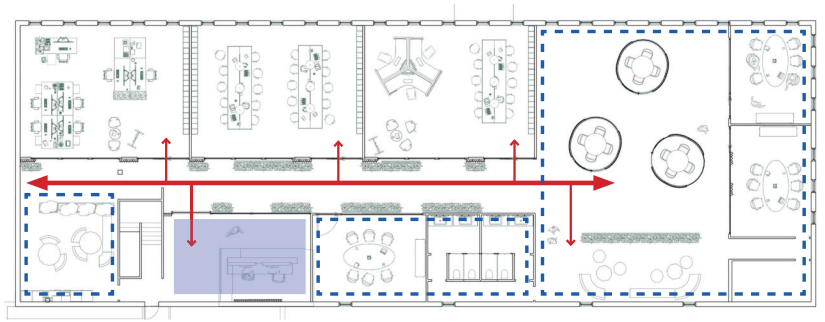
OPTION 2 - Co-working shared office concept

First floor



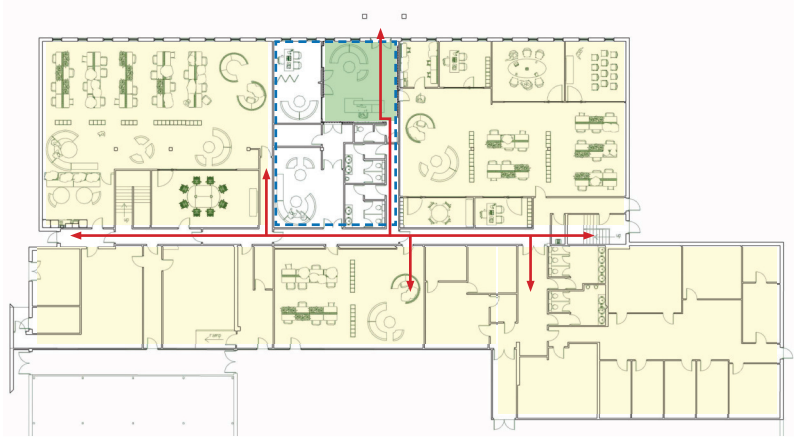
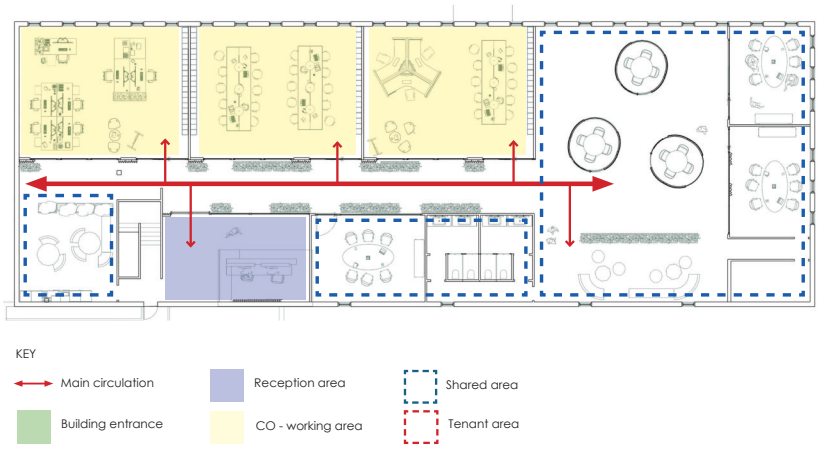
OPTION 3 - Splitting the First floor into three rooms for different tenants

First floor



OPTION 4 - Coworking across both floors

Ground floor



First floor