

HENRY SQUARE CHAMBERS

ST PETERSFIELD, ASHTON UNDER LYNE



**HIGH QUALITY
REFURBISHED OFFICES
TO LET**

FROM 600 TO 6,000 SQFT

HENRY SQUARE CHAMBERS

ST PETERSFIELD, ASHTON UNDER LYNE



- Set within attractive period building
- From 600 to 6,000 sq ft
- May also suit retail, café, restaurant, professional and clinic uses
- Exclusive position within St Petersfield business quarter adjacent magistrate court and multi-storey car park
- Ultra fast broadband connection
- Close to metrolink stops, rail & bus stations
- Retail core within a few minutes walk
- M60 – j23 1/2 a mile to west





ACCOMMODATION

Henry Square Chambers comprises suites ranging from 600 to 6,000 sq ft. Please contact either of the joint agents to confirm current availability.

CAR PARKING

There is a public highway and disabled drop off point directly in front of the property. Free on street car parking nearby as well as pay and display and contract parking, see agent for details.

LOCATION

The property is located within St Petersfield, an award-winning urban business quarter which is emerging in Ashton-under-Lyne, providing on completion 400,000 sq ft of high quality office space, retail and leisure amenities and residential apartments. Located just 400m from the busy town centre, the scheme has stunning new public landscaping and water features providing an attractive place to work and live. Surrounding occupiers include Pennine Care NHS Trust, Ashton Primary Care Centre (NHS), Tameside Magistrates and County Courts, Tameside Centre for Enterprise.

Ashton-under-Lyne is the administrative and commercial centre of the Metropolitan Borough of Tameside. Its Metrolink stops, bus and rail stations are all within a short walk of St Petersfield as is the Market Hall and retail core. There is ample car parking and the adjacent A635 provides access to Junction 23 of the M60, which is less than half a mile to the west at Ashton Moss.

Metrolink stops are within easy reach which have a regular passenger service to Manchester.

DESCRIPTION

The property is a landmark period building, recently converted and totally refurbished to provide attractive, high quality office accommodation, over three floors and benefiting from:

- Original wood panel flooring
- Exposed brickwork and wood beams/ trusses
- New kitchen/ ladies and gent's toilet facilities
- Large double glazed windows providing excellent natural light
- LED lighting
- Gas central heating
- Designated parking, pay & display parking and on street parking
- Patio Doors & Balconies
- Rear Courtyard
- Disabled Access if required
- Disabled Parking Bays & drop off area
- Ultra fast broadband connection available

The property is available as a whole or in smaller suites from 600 sq ft and would be suitable for the professional or medical occupier or other uses such as retail/café/restaurant.

LEASE/ RENT

The accommodation is available by way of new fully repairing and insuring lease for term of years to be agreed. Rent on application.

SERVICE CHARGE

The ingoing tenant will be responsible for the payment of a service charge levied by the landlord.

VAT

We are informed that VAT is payable in addition to figures quoted.

VIEWING

By appointment with the joint agents:

WTGUNSON

Contact: Neale Sayle
Tel: 0161 833 9797

BREAKEY & NUTTALL

Joanne Nuttall
Tel: 0161 660 3101



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