



commercial property consultants

TO  
LET



## Flexible Storage & Leisure Accommodation

From 1,000 Sq Ft<sup>2</sup> – 20,000 Sq Ft<sup>2</sup>

Portland Mill  
Brook Street East  
Ashton under Lyne  
OL6 7SX

- On site car parking
- Within close proximity to Ashton Town Centre
- Good quality space

**0161 833 9797**  
[www.wtgunson.co.uk](http://www.wtgunson.co.uk)



## Location

The property is located on Brook Street East in Ashton under Lyne, Tameside. All town centre shops and transport links are within close proximity. Junction 23 of M60 motorway is approximately ½ mile to the west. Ashton under Lyne lies approximately 8 miles east of Manchester City Centre.

## General Description

The property comprises accommodation within a four storey mill of traditional design and construction. There is a mix of refurbished space available from smaller suites to whole floors. The accommodation is suitable for a variety of uses including storage and leisure (subject to planning). There is lift access to all floors in the building.

There is ample on site car parking available.

## Accommodation

As measured on a gross internal basis in accordance with the RICS Code of Measuring Practice the following accommodation is currently available:

<b>Ground Floor</b>	<b>11,200 sq ft</b>
<b>Available as smaller suites of</b>	<b>4,000- 5,000 sq ft</b>
<b>Second Floor</b>	<b>9,000 sq ft</b>
<b>Third Floor three suites</b>	<b>circa 1,800 sq ft each</b>

## Lease

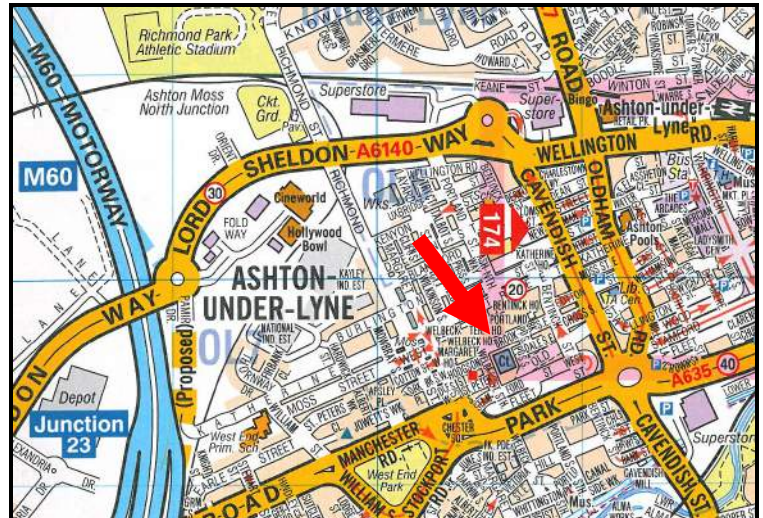
The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at rents equating to £2.95 per sq ft for the existing space, or £3.95 per sq ft for newly separated ground floor units.

## Service Charge

A service charge will be levied for the upkeep of the common parts of the building.

## Business Rates

Tenants will be responsible for payment of business rates. Enquiries to be made direct with the Local Authority.



## EPC

A copy of the EPC is available on request.

## VAT

All figures quoted are exclusive of but may be liable to VAT.

## Viewing

By appointment with the joint agents W T Gunson for the attention of Neale Sayle

Email: [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk) or JBH Property

Consultants for the attention of Alex Barton

Email: [alex@jbh-property.co.uk](mailto:alex@jbh-property.co.uk)

Date of Preparation 26/8/15