

176-178 Bentinck Street, Ashton-Under-Lyne, OL6 7HR

£1,000

A Wilson Estates are delighted to offer To Let this commercial unit in Bentinck Street in Aston-Under-Lyne.

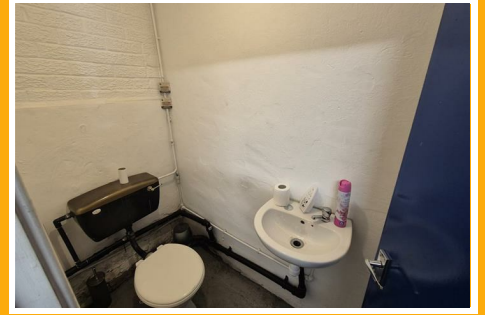
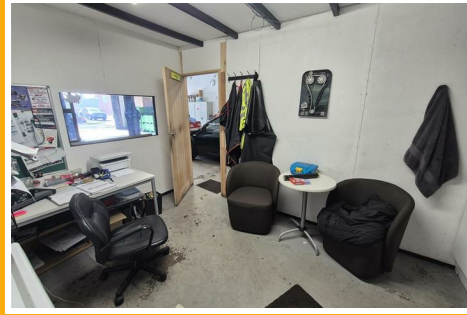
Single storey unit suitable for a range of light industrial, storage, or distribution uses with a dedicated loading bay. Brick and blockwork elevations beneath a pitched roof offering good working height throughout.

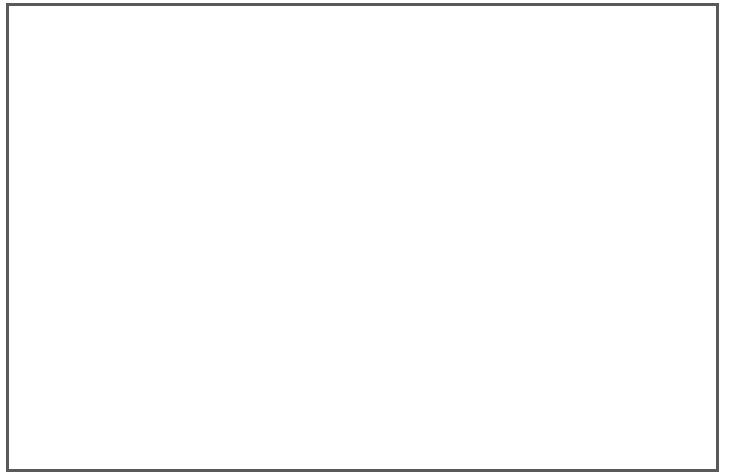
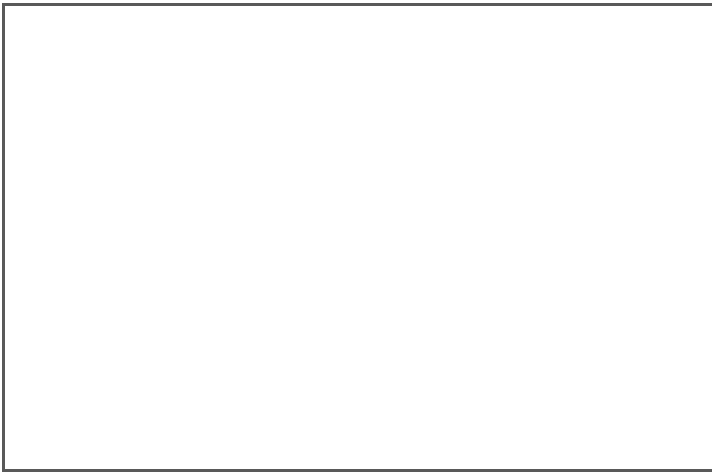
Internally, the unit provides an open-plan warehouse with supplemented by office and kitchenette space and WC facilities. Specifications include fluorescent strip lighting, hard concrete floor, and painted internal walls, creating a clean and functional working environment.

Please contact A Wilson Estates to arrange a viewing appointment.

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Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	(81-91) B			(92 plus) A	(81-91) B		
(69-80) C	(55-68) D			(69-80) C	(55-68) D		
(39-54) E	(21-58) F			(39-54) E	(21-58) F		
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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