

TO LET

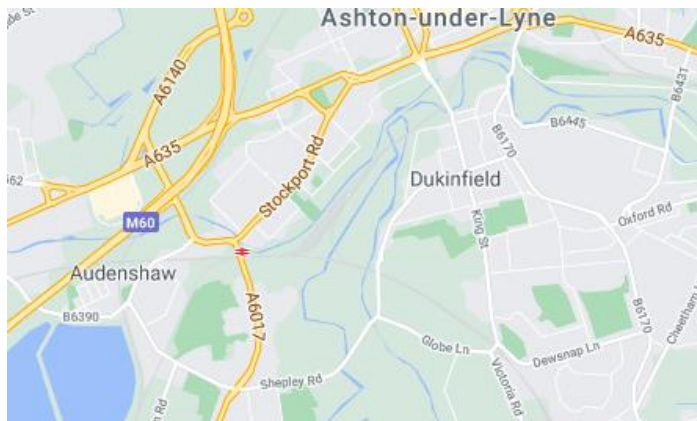


Britannia Street, Ashton-Under-Lyne, Greater Manchester, **OL7 0LZ**

Modern warehouse/stores facility with approx. 1 acre of secure open storage land 1,987 sq ft (184.53 sq m) plus an additional area of 0.6 acres is available.

- 1 acre of storage land
- Fully secure
- Including 1,987 sq ft modern warehouse
- J23 M60 Motorway within ½ mile
- All mains power connected
- An additional 0.6 acres available if required





Location

The facility is located on Britannia Street, just ½ a mile south west of Ashton-under-Lyne town centre. Access to the premises is off the A6140 Stockport Road which in turn links to Junction 23 of the M60 motorway which is only ½ mile from the site. The M60 Manchester Orbital motorway in turn links to the M67 eastwards and the M6/M56/M62 motorways. The surrounding location comprises of a mix of industrial/manufacturing complexes with occupiers including Goyt Kitchens and Hawke International situated close by. Nearby industrial estates include, Ashton Moss, Tameside Park and Globe Industrial Estate.

Local amenities are available at the nearby Snipe Retail Park, were the likes of B&Q, Topps Tiles and McDonalds are located. Manchester International Airport is situated with 10 miles of the premises.

Description

The subject facility comprises a works depot/industrial unit plus a large secure open storage area. The industrial unit comprises of a single storey detached industrial building constructed by way of a steel portal frame under a single pitched roof. The warehouse element is lit throughout and has the benefit of a concrete floor and an eaves height of 5.8m. Loading is via two separate electrically operated roller shutter loading doors leading to the fully secure service yard. The facility has part brick part clad elevations and benefits from exterior security lighting

The premises benefit from both male and female WC facilities and there is a small office located off the main entrance lobby.

The industrial unit sits on a large fully secure site measuring approximately one acre which is fully fenced and secure and provides a part concrete and part gravel surfaced area suitable for a variety of external storage uses. All utility connections are present. The site would be suitable as a stores depot, container storage facility or materials storage complex.

The site benefits from a series of porta-cabin style offices which can be made available under separate negotiations.



There is also an additional area comprising 0.6 acres of fully fenced hard standing ground that is available if required. This area can be leased separately.

Accommodation

The unit has been measured on a Gross Internal Area basis as follows:

Store - 1,782 sq ft	(165.53 sq m)
Office - 205 sq ft	(19 sq m)
Total - 1,987 sq ft	(184.53 sq m)

Storage Land – 1 Acre

Yard (additional) - 0.6 Acres

Asking Rent

Accommodation plus 1 Acre Yard:
- £55,000 pa exclusive of VAT.

0.6 Acres:
- £24,000 pa exclusive of VAT.

Business Rates

The current rateable value for 20/21 is £21,750 providing a rates liability of £11,136 pa.

EPC

Available on request.

Legal Costs

Each party to bear their own costs

Viewing & Further Information

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Date of Preparation

23 March 2021