

TO LET



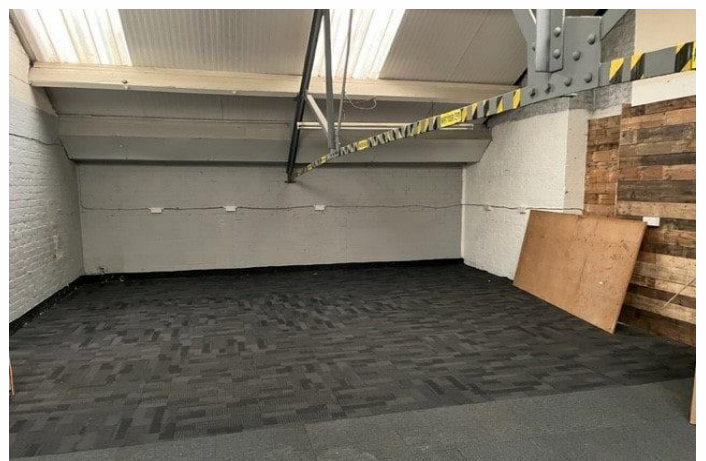
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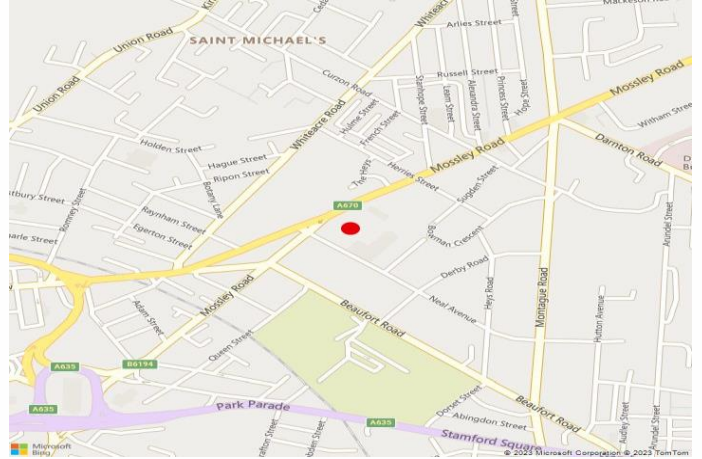


Unit 6 - Albion Trading Estate, Mossley Road, Ashton-Under-Lyne, OL6 6NQ

Storage/Showroom/
Workshop Facility
1,500 Sq Ft (139.35 Sq M)

- ¼ mile from Ashton-under-Lyne Town Centre
- Prominent Position Fronting Mossley Road (A670)
- Easy Access to Junction 23, M60
- On Site Parking Via Front & Rear Communal Parking Areas
- Suitable for a Variety of Uses
- Economic Rental





Location

The Property is located fronting Mossley Road (A670) on the outskirts on Aston-under-Lyne Town Centre. Access is via Mossley Road which provides direct access to Ashton-under-Lyne Town Centre and a host of local retail/leisure amenities. Junction 23 of the M60 Motorway is a short drive away (1 mile distance) which links with the regional motorway network. All of the usual local facilities are located close by. Nearby occupiers include Tesco Express and Fun Depot.

Description

The property comprises a brick built commercial unit under a pitched roof. The property benefits from a roller shutter loading door to the front elevation which leads to the communal parking/loading area.

Internally, the property benefits from a flexible layout arranged in a series of elements on both ground and first floor level. There is a small reception area/trade counter at the main entrance with further storage/showroom/workshop areas to the rear/upper level. WC facilities are provided and the unit is lit throughout. The property will suit a variety of uses.

Accommodation

1,500 sq.ft.

Asking Rent

£13,000 pa exclusive of VAT.

Business Rates

The property has a current Rateable Value of £8,900. Qualifying Businesses may benefit from Small Business Rate Relief.

EPC

Available on request.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

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Date of Preparation

11 July 2023