

TO LET

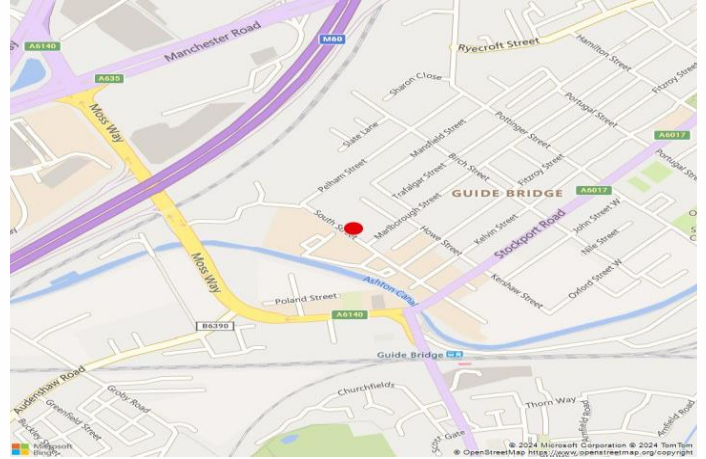


Guide Bridge Trading Estate, South Street, Ashton-Under-Lyne, Greater

Ground Floor
Warehouse/Workshop Units
3,300 - 8,428 Sq Ft
(306.57 - 782.96 Sq M)

Immediate Access to J23 M60
Electric Shutter Loading
Covered Canopy Loading Area
Staff Parking
LED Lighting Throughout
Office Accommodation Included





Location

The units are available within the Guide Bridge Trading Estate which is a fully managed warehouse/ industrial facility. The units are accessed directly via Junction 23 of the M60 Motorway which provides access to all of the region's motorway networks. Manchester City Centre is located 5 miles to the west and Ashton under Lyne town centre is only ½ mile away via the A6017 Stockport Road.

Local amenities are available including an Asda supermarket and Shell petrol station.

Access to the facility is via South Street which leads to Stockport Road and all main routes.

Description

The units are located within the Guide Bridge Trading Estate complex which provides secure warehouse/ industrial accommodation.

Internally, the units benefit from a concrete floor and an eaves height of 4.5m. The units are lit throughout with LED lighting and provide office accommodation and WC facilities. Loading is via electrically operated loading doors leading to the covered canopy loading area.

The units are suitable for a variety of uses including light manufacturing, warehousing and distribution.

Accommodation

Unit M - 3,300 sq ft (306.58 sq m)
Units N and P - 5,128 sq ft (476.40 sq m)

Asking Rent

Unit M - £19,800 per annum plus VAT.
Units N and P - £30,750 per annum plus VAT.

Business Rates

The rates are currently being assessed.

Service Charge

Unit M - £120.00 per calendar month.
Units N and P - £170.00 per calendar month.

EPC

Unit M - Energy Rating C.
Units N & P - Energy Rating C.

VAT

VAT is applicable at the prevailing rate.

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

02 December 2024