

# For Sale / To Let

30,000 to 162,675 sq ft approx  
(2,787.06 to 15,112.87 sq m approx)  
on a site area of 9.55 acres approx

- Accessible location
- Secure site
- 5.6 metre eaves
- Under extensive refurbishment
- Completion anticipated Q3 2017



Self contained distribution/manufacturing warehouse  
Under Extensive Refurbishment

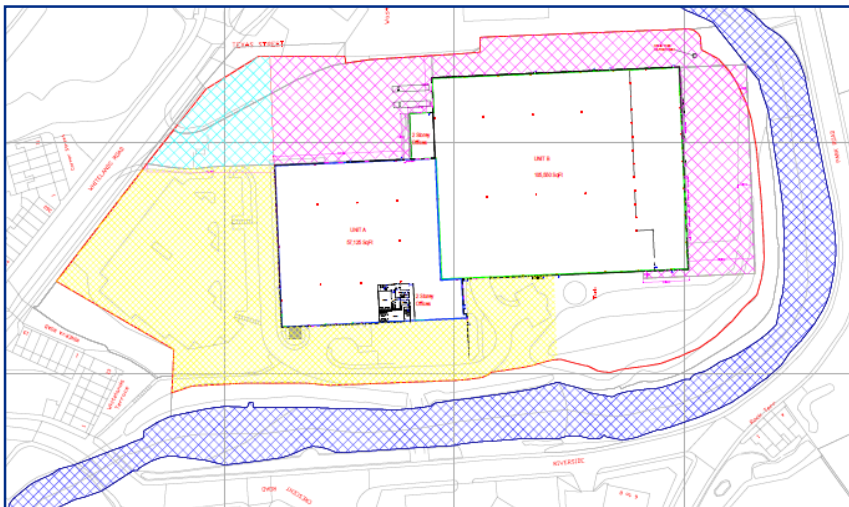
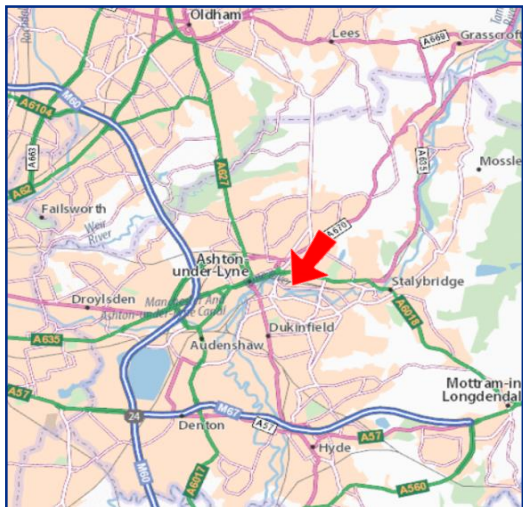
## The Depot

Whitelands Road  
Ashton-under-Lyne  
OL6 6UX

**dh** DAVIES HARRISON  
REAL ESTATE

0161 236 9999  
[www.daviesharrison.com](http://www.daviesharrison.com)





**SITUATION**

Ashton Under Lyne is located approximately 6 miles east of Manchester City Centre within the borough of Tameside. The town is one of a number of satellite towns forming part of the Greater Manchester conurbation. Oldham lies 3 miles to the north and Stockport is 5 miles south west. The town is the commercial and administrative centre for the Metropolitan Borough of Tameside.

Junction 23 of the M60 Motorway is approximately 2 miles to the west.

**DESCRIPTION**

The current property is being comprehensively refurbished and will provide two units with the following specification:

- Metal clad elevations
- Steel frame construction
- Eaves height of circa 5.60 metres (18 ft 4in)
- Concrete slab
- Glazed roof light sections
- A combination of drive-in and dock levellers
- Sodium lighting
- Ancillary offices and welfare provision
- Security barrier to the entrance and fully monitored by CCTV
- Substantial concrete yard running the full length of the unit and to the rear

**ACCOMMODATION**

The refurbished accommodation will provide the following:

	Sq ft	Sq m
Unit A	57,125	5,307.04
Unit B	105,550	9,805.83
<b>Total</b>	<b>162,675</b>	<b>15,112.87</b>
Site Area	9.55 acres	3.865 ha

**SERVICES**

Mains, water, gas and electricity are connected to the property, and we understand that the property drains into the public sewer.

**EPC**

An Energy Performance Certificate is available on request.

**RATEABLE VALUE**

The premises are described as “Factory, Office and Premises” and have a current Rateable Value of £417,500. The Rateable Value will however be re-assessed upon completion of the refurbishment.

**PLANNING**

The property is located in an established industrial estate. Interested parties should make their own enquiries of the Tameside Metropolitan Borough Council Planning Department.

**TERMS**

With the ability to split from 30,000 sq ft upwards, the units are available to purchase freehold or available leasehold by way of new full repairing and insuring leases for terms to be agreed.

**RENTAL / PRICE**

On application.

**VAT**

All prices are quoted exclusive of but will be subject to VAT at the prevailing rate.

**LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in this transaction.

**FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT**

RICK DAVIES  
 Director  
 07831 658804  
 rick@daviesharrison.com

HARRY FULLERTON  
 Senior Surveyor  
 07555 444385  
 harry@daviesharrison.com

Or Our Joint Agents  
 Paul Cook, CBRE  
 John Barton,  
 BC Real Estate

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