

FOR SALE
FREEHOLD

WAREHOUSE / TRADE COUNTER UNIT

11,325 SQ FT (1,052 SQ M)

ON SECURE & FENCED SITE OF C.1.132 ACRES

**OLDHAM
ROAD (A627)
/ LANGHAM
STREET**

ASHTON-UNDER-LYNE
| OL7 9AX



THE SITE HAS A **VERY LOW SITE DENSITY** OF C.28% SITE COVERAGE



PROMINENT ROAD FRONTAGE TO THE A627 OLDHAM ROAD

LOCATION

The property is in Ashton Under Lyne located on a corner plot with road frontage to the A627 Oldham Road. Access to the rear of the property is off Langham Road. Aston Under Lyne town centre is within 0.8 miles from the subject property to the south and Manchester City Centre Lies 7.5 miles to the west and Jct 23 of the M60 motorway is within 1.8 miles to the South West providing easy access around Greater Manchester and connectivity to the M56 and M62 motorways, leading onto the wider national motorway network. Ashton Under Lyne train station and metro station are both within 1 mile to the South of the property.

Local Occupiers in the surrounding area include IKEA, Sainsburys, M&S, Aldi, Rodo, Willow Wood Distribution Centre, and Halfords to name a few.



Ashton Under Lyne
0.8 miles



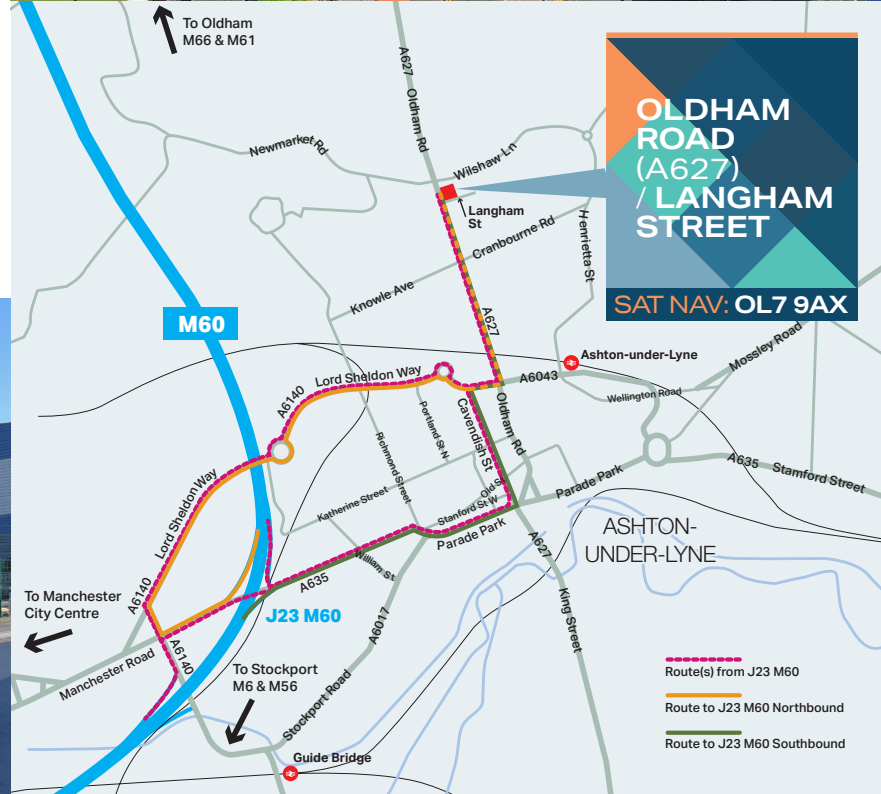
Manchester City Centre
7.5 miles



Jct 23 M60
1.8 miles



Ashton Under Lyne Train Station
1 mile



LOCAL OCCUPIERS INCLUDE:



M&S

Sainsbury's



DESCRIPTION

The property consists of a Steel Portal Frame Warehouse and Trade Counter Unit with an undercover storage canopy and store. Externally there is a large tarmac yard and parking area secured by Palisade fencing and sliding electrically operated entrance gate.

The main warehouse is constructed of profile metal clad sheeting beneath a pitched roof.

The unit benefits from

- Two electrically operated roller shutter doors to the rear of the warehouse
- Six up and over loading doors with three situated on the left-hand side and three situated on the right-hand side elevations.

The warehouse benefits from

- 4.5 m to eaves
- LED lighting
- Concrete floor
- 3 phase power supply

Situated at the front of the warehouse is the trade counter, offices, and store areas. There is a glazed area to the main reception and trade counter entrance, which is protected by a security shutter. The site also benefits from external security lighting, CCTV (no DVR) and alarm (new alarm panel required).



ACCOMMODATION (GIA)

Description	SQ FT	SQ M
Trade Counter Area	3,033	281.9
Main Warehouse	7,069	656.92
Canteen	201	18.68
Mezzanine Offices	445	41.34
External Store	577	53.6
Total Area	11,325	1,052.44
Covered Canopy	2,585	240.22

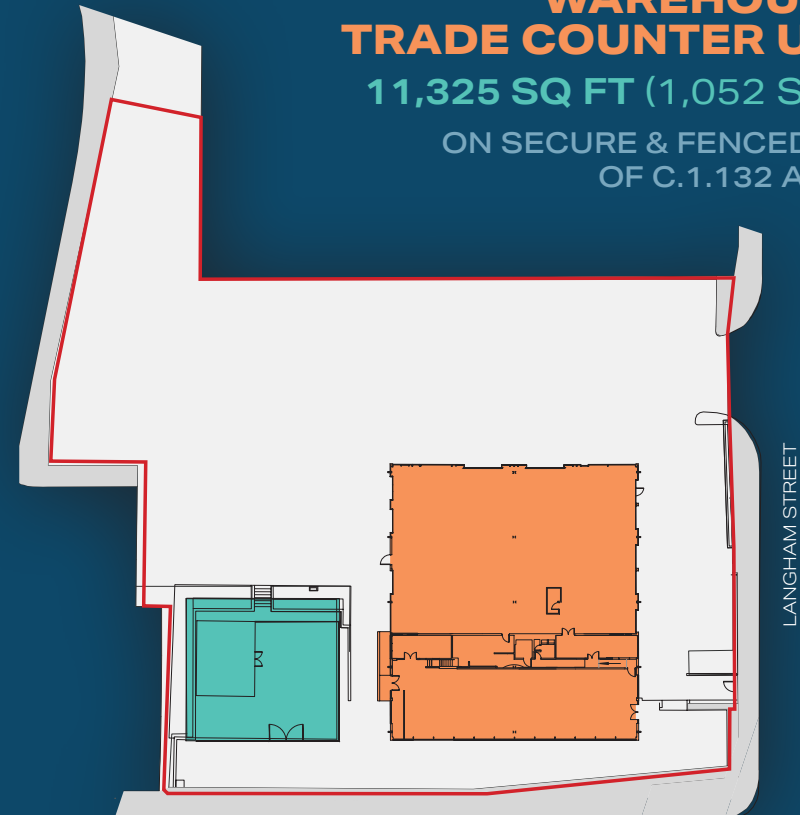
Total Site Area = 0.458 Ha (1.132 acres).

The site has a very low site density of c.28% site coverage.

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TERMS

For Sale – Freehold.

PRICE

On application.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

The unit has an Energy Performance Certificate rating “C”.

VIEWING / FURTHER INFORMATION

By appointment with the joint agents.

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