

TO LET INDUSTRIAL/WAREHOUSE/TRADE UNITS
2,000-15,000 sq ft (185.80 - 1,393.53 sq m)

Kayley Industrial Estate

Ashton-under-Lyne, Junction 23, M60

- Secure site with CCTV and manned security
- Refurbished units
- Only 3 minutes from Junction 23 M60
- 2 minute walk from Ashton West Metrolink Station



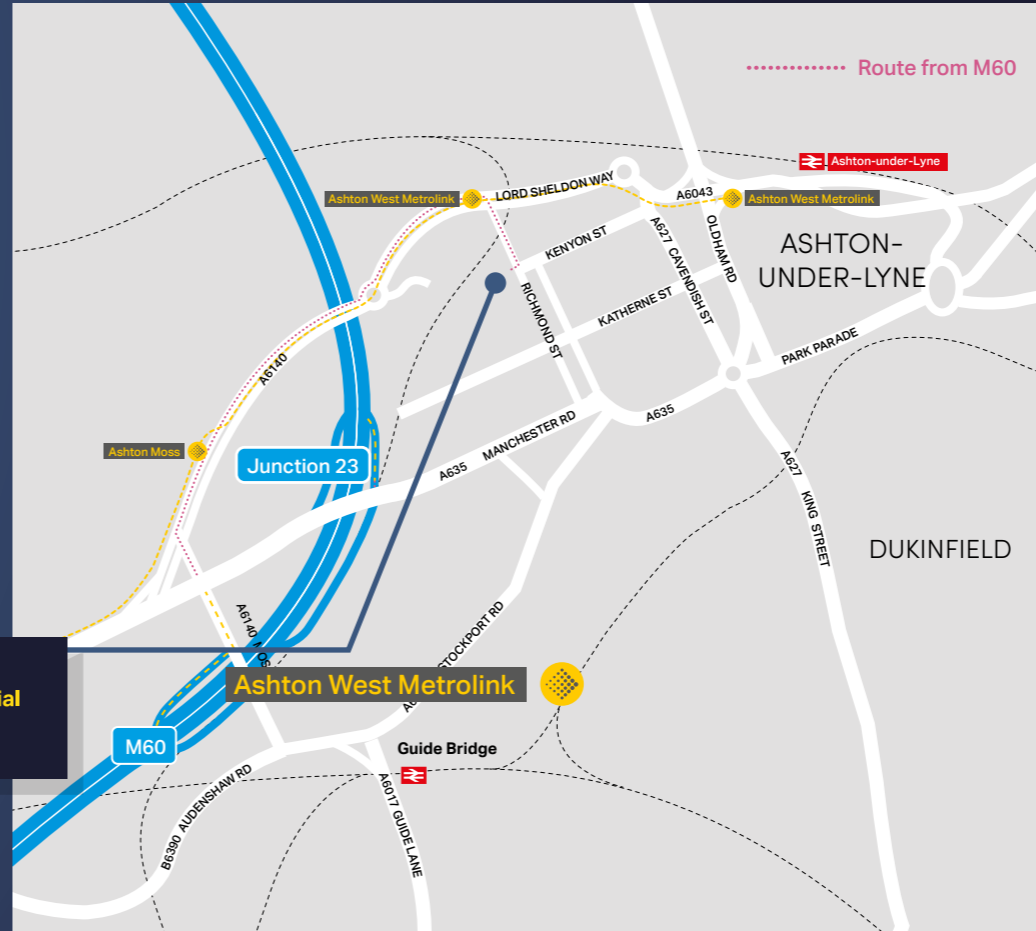
Location

Kayley Industrial Estate is situated off Richmond Street within half a mile of Ashton-under-Lyne town centre. The estate benefits from excellent access to the national motorway network via junction 23 of the M60 which is located half a mile to the west.

From the A635/junction 23 of the M60, follow signs for IKEA. Turn right at the lights onto Richmond Street.

From the A6043, go past IKEA following signs for Manchester City Centre/Turn left at the lights onto Richmond Street.

Ashton West Metrolink Station is located at the top of Richmond Street a 2 minute walk from the entrance of Kayley Industrial Estate



The estate benefits from excellent access to the national motorway network via junction 23 of the M60



Kayley Industrial Estate provides well located industrial, warehouse and trade units in a well established location surrounded by excellent amenities and transport.



ASHTON UNDER LYNE

Kayley Industrial Estate

Richmond St

Ashton West Metrolink

A6140 Lord Sheldon Way

Ashton Moss Leisure Park



COSTA



FIVE GUYS

PREZZO

Bella Italia

Frankie & Benny's

Subway

MILLER & CARTER STEAKHOUSE

EAT INN

hollywood bowl

cineworld

M&S

Sainsbury's



Description

Kayley Industrial Estate provides a well located self contained secure estate offering a range of industrial, warehouse and trade units in a well established location surrounded by excellent amenities and transport.

Excellent main estate parking provision



**SECURE SITE
WITH CCTV**



**CRANES
IN MANY
LARGER UNITS**



**ON SITE
CAR PARKING**



**OFFICES
AVAILABLE**



**ELECTRICALLY
OPERATED DOORS**



**LED
LIGHTING**



Masterplan and Availability

Please call for current availability



Unit	Use	Sq Ft	Sq M
5B	Industrial Workshop	3,695	343.27
5D	Industrial Workshop	3,308	307.32
6B	Industrial Workshop	5,125	476.12
6D	Industrial Workshop	2,334	216.83
7B	Industrial Workshop	4,300	399.48



Further Information

Terms

Further information on terms for each unit is available on request.

EPC

Full EPC reports are available upon request.

Rates

Please contact Tameside Borough Council for further information.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Viewing

For further information or to arrange a viewing please contact the letting agent.

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Asset Manager:



Manager:



www.kayleyindustrialestate.co.uk

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