









Unit No. 4 Wharf Parade, OL6 7PE

Reference number: AHN05203



-  Size: 1,524 sq ft (141.58) sq m
-  Location: Ashton-Under-Lyne
-  Rent: £10,000 Per Annum + VAT
-  Type: Light Industrial, Warehousing, Storage
-  Available From: Available From: Immediately
-  Local Authority: Tameside Council on 0161 342 8355
-  Deposit: 3 months rent – subject to status

Property Description:

The property is a refurbished railway arch within a parade of 10 similar units. Access is via a 'up and over' vehicular door protected by an anti-ram bar. Internally the unit benefits from a level concrete floor, fluorescent lighting, 3 phase electricity, telephone connection and WC facilities.

Key Details:

- Parking
- Secure Premises
- WC
- 3 Phase Electricity

Location Description:

The premises lie approximately 6 miles to the west of Manchester city centre with Stalybridge around one mile to the east. Access to the units from the A635 Park Parade is off the Scotland Street roundabout and down the hill to the traffic lights at the junction with Lower Wharf Street. The unit is located to the right on Wharf Parade, at the edge of Ashton Town Centre.

Tenancy Agreement:

Available on The Arch Co's Standard Tenancy Agreement. All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement. Other agreement types may be available.

Property Insurance:

The tenant is to pay the sum of £410.00 per annum in respect of a contribution to insurance.

User Planning:

The premises are considered to be suitable for light industrial or storage uses. Vehicle repair, maintenance or spraying uses will not be considered.

Business Rates:

Please contact the local business rates department for details of rates payable.

Service Charge:

TBC

Contact:

Jonathan Baucher

Disclaimer:

The Arch Company Properties Limited give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

An intending lessee/purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Arch Company Properties Limited does not oblige itself to accept the highest or any offer.

The Arch Company Properties L.P. Registered Office: 140 London Wall, London, EC2Y 5DN. The Arch Company Properties Limited is registered in England & Wales no 11516452.