



## Unit 11 Wharf Parade, OL6 7PE

Reference number: AHN05212



-  Size: 1,212 sq ft (112.6) sq m
-  Location: Ashton-Under-Lyne
-  Rent: POA
-  Type: Warehousing, Light Industrial, Storage
-  Available From: Available From: Coming soon
-  Local Authority: Tameside Borough Council
-  Deposit: 3 months rent – subject to status

### Property Description:

The property has been refurbished to provide approximately 1212 square feet of light industrial/storage space. Access is via a sliding steel vehicular door protected by an external anti ram bar, Internally the unit benefits from an office, toilet, kitchen area and fluorescent strip lighting. Services include mains water, drainage, telephone line and electricity supply.

## Key Details:

- New Refurbishment
- Secure Premises
- WC/Office/Kitchen
- Parking
- Flexible Terms

## Location Description:

The premises lie approximately 6 miles to the west of Manchester City Centre with Salybridge 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 on the right on Wharf Parade, close to the town centre and Asda supermarket.

## Tenancy Agreement:

Available on The Arch Co's Standard Tenancy Agreement. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement.

## Property Insurance:

The tenant is to pay the sum of £326.03 per annum in respect of a contribution to insurance.

## User Planning:

The premises are considered suitable for light industrial/storage uses.

## Service Charge:

£415.21 plus VAT payable monthly in advance by direct debit.

## 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.

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