










## Arch 3 Wharf Parade, OL6 7PE

Reference number: AHN05208



-  Size: 1,169 sq ft (108.6) sq m
-  Location: Ashton-Under-Lyne
-  Rent: £8,000 Per Annum + VAT
-  Type: Light Industrial, Storage
-  Available From: Available From: Immediately
-  Local Authority: Tameside Borough Council
-  Deposit:

## Key Details:

- Newly Refurbished
- W/C & Office
- Secure
- Parking

## Location Description:

The premises lie approximately 6 miles to the west of Manchester City Centre. 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.

## 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 £339.01 per annum in respect of a contribution to insurance.

## User Planning:

The premises are considered suitable for light industrial/storage uses. Car valeting or repair uses will not be considered.

## Service Charge:

TBC

## Property Maintenance:

The Tenant will be responsible for repairing and maintaining the property during the Term.

## 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.

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