



Unit No. 5 Wharf Parade, OL6 7PE

Reference number: AHN05202



- Size: 1,204 sq ft (111.86) sq m
- Location: Ashton-Under-Lyne
- Rent: POA
- Type: Light Industrial, Warehousing, Storage
- Available From: Available From: Immediately
- Local Authority: Tameside Council
- Deposit: 3 months rent – subject to status

Property Description:

The premises has been refurbished to provide approximately 1204 sq ft of light industrial/storage accommodation. The property is entered from a forecourt/parking area via a vehicular door protected by external anti-ram bar. Internally the premises provides WC and kitchenette, strip lighting, mains water/drainage and electricity supply.

Key Details:

- Refurbished
- WC/Kitchenette
- Office
- Parking
- Electric/Water

Location Description:

The property lies approximately 6 miles to the west of Manchester City centre with Stalybridge around 1 mile to the east. Access to the unit 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 left on Wharf Parade, at the edge of Ashton Town Centre.

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 £323.88 per annum in respect of a contribution to insurance.

User Planning:

The premises are considered to be suitable for light industrial or storage uses.

Business Rates:

Please enquire with the local council as to the 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.

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