










## Unit 6 Wharf Parade, OL6 7PE

Reference number: AHN05207



-  Size: 1,193 sq ft (110.83) sq m
-  Location: Ashton-Under-Lyne
-  Rent: £8,000 Per Annum + VAT
-  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:

This property has recently been refurbished and sits in a parade of 12 units with a shared forecourt/parking area. Access is via an up and over vehicular door with internal wicket door and this is protected by an external anti ram bar. Internally the property benefits from an integral office, toilet and kitchen area and fluorescent strip lighting.

## Key Details:

- Recently refurbished
- Kitchen/Toilet
- Parking

## Location Description:

The property is located off Lower Wharf Street which can be accessed from the A635 Park Parade by taking the turn on to Scotland Street.

## 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 £320.92 per annum in respect of a contribution to insurance.

## User Planning:

B1/B8 light industrial/storage uses.

## 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.

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