

# TO LET

PROMINENT TRADE COUNTER / INDUSTRIAL PREMISES  
3,684 sq ft 342.2 sq m

# Park Parade Industrial Estate

Ashton-under-Lyne, OL6 7PP



**LAST REMAINING  
UNIT**

# Park Parade Industrial Estate

PROMINENT TRADE COUNTER/ INDUSTRIAL PREMESIS

## Location

The estate is located in an extremely prominent position fronting Park Parade (A635) which is the main route connecting Junction 23 of the M60 motorway with Ashton Under Lyne Town Centre. Manchester City Centre is approximately 7 miles to the West. Ashton Under Lyne and its associated benefits is located approximately ½ mile North East of the site. Local occupiers include Howdens Joinery, Plumb Center and City Electrical Factors.



## Description

The units are arranged in a courtyard configuration with a central shared yard area. The units benefit from a single loading door and a mixture of ground and first floor office accommodation. The warehouse areas benefit from fluorescent strip lighting.

### The specification highlights include:

- Excellent Town Centre location
- Several high profile occupiers
- Prominent location

## Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edition).

Description	sq ft
Unit 3	3,684

## Energy Performance Certificate

An EPC is available upon request.

## Rent

Upon application.

## Tenure

The units are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Viewing / Further Information

For further information or an opportunity to view please contact the joint agents.

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