

TO LET

LOFTY TRADE COUNTER/ INDUSTRIAL UNIT
4,604 SQ/FT WITH MEZZANINE & PARKING



UNIT 3
ALBION TRADING ESTATE,
MOSSLEY ROAD,
ASHTON UNDER LYNE,
OL6 6NQ

RENT £5 SQ/FT

LOW SERVICE CHARGE
RATE

FRASERCOMMERCIAL

COMMERCIAL PROPERTY SPECIALISTS

LOCATION

The property is located on the western side of Mossley Road (A670) at the junction with Neal Avenue on the periphery of Ashton under Lyne town centre. Junction 23 of the M60 Manchester orbital motorway is a short drive away. All of the usual local facilities are readily available.

DESCRIPTION

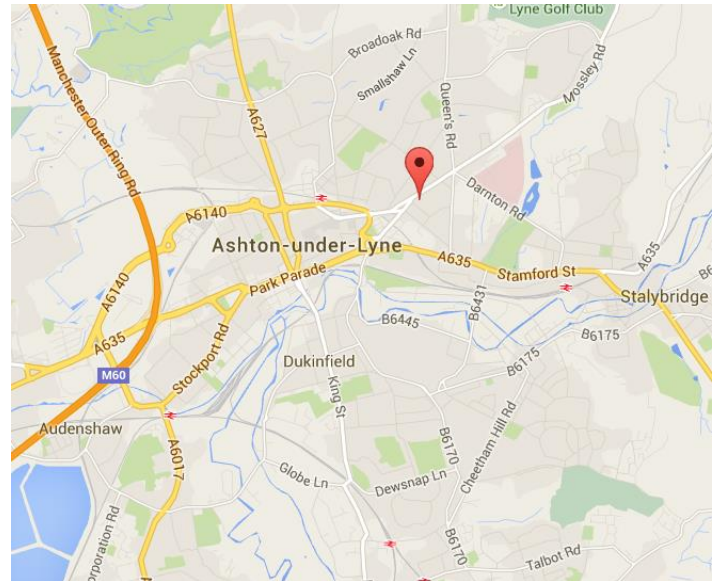
The property comprises a lofty (7 meter eaves) open plan 4,604 sq/ft industrial unit with a 1,650sq/ft mezzanine. Last used as a trade counter, the unit would also suit a light industrial use. There is 3 phase electrics and gas blower heating. Drive in access is at the rear of the unit. The front of the unit has a pedestrian access door, although this could be altered to provide drive in access if required. There is parking fronting Mossley Road and also a large communal car park at the rear of the building. The unit has plenty of natural light having translucent roof panels.

LEASE

The property is available by way of a new fully repairing and effective insuring lease for a term of years to be agreed at an initial rental of £23,000Pa (£5 sq/ft based on the ground floor only)

SERVICE CHARGE & INSURANCE RECHARGE

There is housekeeping sum due to cover external maintenance of the common areas to the estate and to cover building insurance. This is recharged on a pro rata basis and currently runs at £1,800pa plus VAT.



BUSINESS RATES

The property is assessed for rating purposes at R.V. £16,500. The rates payable are £8,085pa

ENERGY PERFORMANCE CERTIFICATE

Available on request

VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by prior appointment with the agent –



Simon J. Fraser MRICS

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Preparation of details March 2020

Whilst every effort has been made to ensure these particulars are correct they are set out as a general guide only and do not constitute any part of an offer or contract. Fraser Commercial Limited do not warrant the information and any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to the correctness of each of them.

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