

# FRASERCOMMERCIAL

COMMERCIAL PROPERTY SPECIALISTS

## TO LET

### MODERN INDUSTRIAL UNIT APPROX 1,250 SQ/FT



### UNIT 4 GUIDE BRIDGE TRADING ESTATE, SOUTH STREET, ASHTON UNDER LYNE, OL7 0HU

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**0161 244 8640**

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## LOCATION

The property is located in an established modern industrial estate on the south side of South Street in Ashton on the outskirts of the town centre. There are excellent motorway links with Junction 23 of the M60 Manchester Orbital Motorway being in the immediate area. All of the usual town centre facilities are readily available.

## DESCRIPTION

The property comprises a modern portal framed industrial unit with office, WC, Kitchen and an open plan warehouse area. The eaves height is 4.02m and there is 3 phase electricity. The office could be removed/ altered if required (subject to landlord's approval).

## ACCOMMODATION

Warehouse	79.94 SQ/M	860 SQ/FT
Office & Entrance Lobby	31.61 SQ/M	340 SQ/FT
Kitchen & WC	4.38 SQ/M	47 SQ/FT
<b>Total</b>	<b>115.93 SQ/M</b>	<b>1,247 SQ/FT</b>

## LEASE

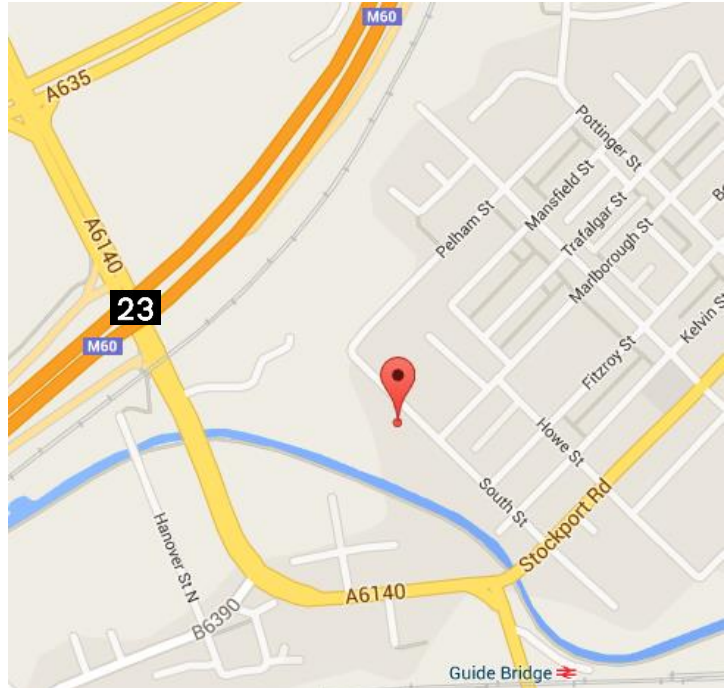
The property is available on fully repairing and insuring terms for a term of years to be agreed at a rental of £7,250 pa (£5.80 sq/ft).

## ESTATE CHARGE

There is an estate charge covering the costs of the estate maintenance, waste/ bin removal & buildings insurance. This runs at £1080pa.

## BUSINESS RATES

The property is assessed for rating purposes at R.V. £5,200. Small business rates relief is likely available. Please contact Tameside Council Business Rates Team quoting Billing Authority Reference A758035121 for further info.



## EPC

Available on application

## 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 Fraser MRICS

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