



Unit 4 Tameside Work Centre, Ryecroft Street, Ashton-under-Lyne, OL7 0BY

Refurbished Business / Office Unit

Summary

Tenure	To Let
Available Size	668 sq ft / 62.06 sq m
Rent	Rent on Application
Rateable Value	£6,700 1 April 2023 to present
EPC Rating	Upon Enquiry

Key Points

- Refurbished unit
- End terraced unit
- Located on a secure site
- Within 1/4 mile of Jct 23 M60
- Can be combined with Unit 3
- On street parking available
- Secure estate with CCTV

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Summary

Available Size	668 sq ft
Rent	Rent on Application
Rateable Value	£6,700 1 April 2023 to present
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Location

The unit forms part of Tameside Work Centre and is located off Ryecroft Street, Ashton Under Lue with access via Charges Street. Jct 23 of the M60 is located less than 1/4 of a mile to the North, and Ashton-under-Lyne town centre is approximately 1 mile to the East, with Manchester City Centre approximately 6 miles to the West.

Description

Unit Four Tameside Work Centre comprises an end terrace commercial property unit which has been used for numerous different uses including a cafe and office accommodation.

The unit is a former workshop property that has been converted into good quality office accommodation, at the front of the property is the original roller shutter door and behind has been converted to create a shop / office front with UPVC double glazed windows and a personnel access door. The accommodation is mainly open plan with a couple of cellular rooms to the rear of the unit. The property benefits from a suspended ceiling throughout with recessed lighting, plaster & painted walls with dido trunking and tiled flooring throughout. In addition, there are WC facilities, a kitchen, and full gas central heating.

Accommodation

The accommodation comprises the following areas:

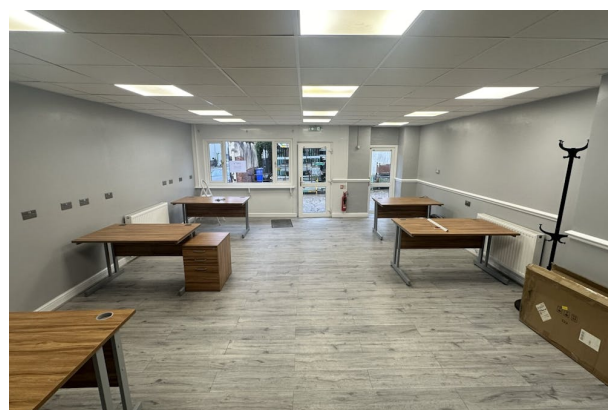
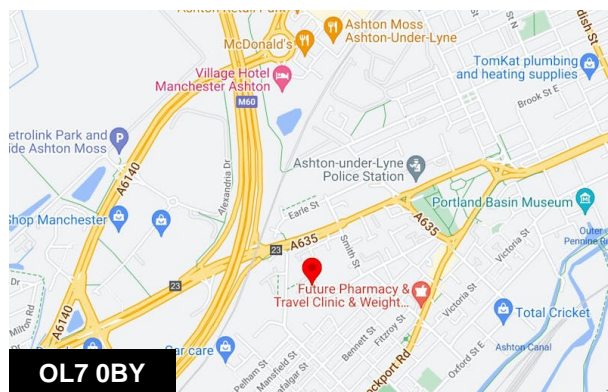
Name	sq ft	sq m
Ground - Office	668	62.06
Total	668	62.06

Terms

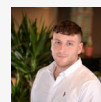
The property is available on a new full repairing and insuring lease on terms to be agreed.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the potential tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.

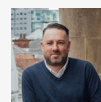


Viewing & Further Information



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