

Ashton
Moss **AM290**

To Be Fully Refurbished



To Let
289,805 SQ FT
(26,923.58 SQ M)

**High Profile Distribution/Warehouse Unit
with Extensive Offices**

AM Unit 1 Alexandria Drive, Ashton Moss, OL7 0QN

AM290.co.uk

Strategic location
adjacent to M60 (J23)

Large self-contained site
with expansion land



AM290 Modern High Specification Distribution Facility within 5 miles of Manchester City Centre

MANCHESTER CITY CENTRE

M60
(JCT 23)

Ashton Moss Metrolink Stop

AM290

A Gateway to East Manchester



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Internal Overview



The building was constructed c.2004 and extends to approx. 289,805 sq ft.

The interior of the building provides the following specification:

- 
289,805 sq ft / 26,923.58 sq m
- 
12m-16m to the Haunch
- 
Three Storey Offices
- 
1.2 MVA Power Supply
- 
LED Lighting
- 
Sprinkler System (2 Tank Supply)



External Overview



The exterior of the building provides the following specification:



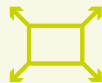
Extensive Yard Areas



3 Level Access Loading Doors



20 Dock Level Loading Doors



Expansion Land



17.5 Acre Self-contained Site



Van Despatch Area with 4 doors



Low Site Density



Vehicle Wash Area





A290

ASHTON UNDER LYNE

IKEA

VILLAGE

selco

SCREWFIX

TOOLSTATION

M60 (JCT 23)

Ashton Moss

Sytner

Scapa

Argos

Dunelm

currys

M60 (JCT 23)

b.m

McDonald's

Topps Tiles

Dreams

COSTA

**Shipe
Retail Park**

B&Q

NEXT

**pets
at home**

**wren
KITCHENS**

carpetright.

Pizza Hut

**home
bargains**

halfords

Bensonsforbeds

A290

**Ashton Moss is
a highly accessible
employment site
in the Borough
of Tameside and**

**Comprises
over 1 Million sq ft
of High-quality
Mixed-use Development.**



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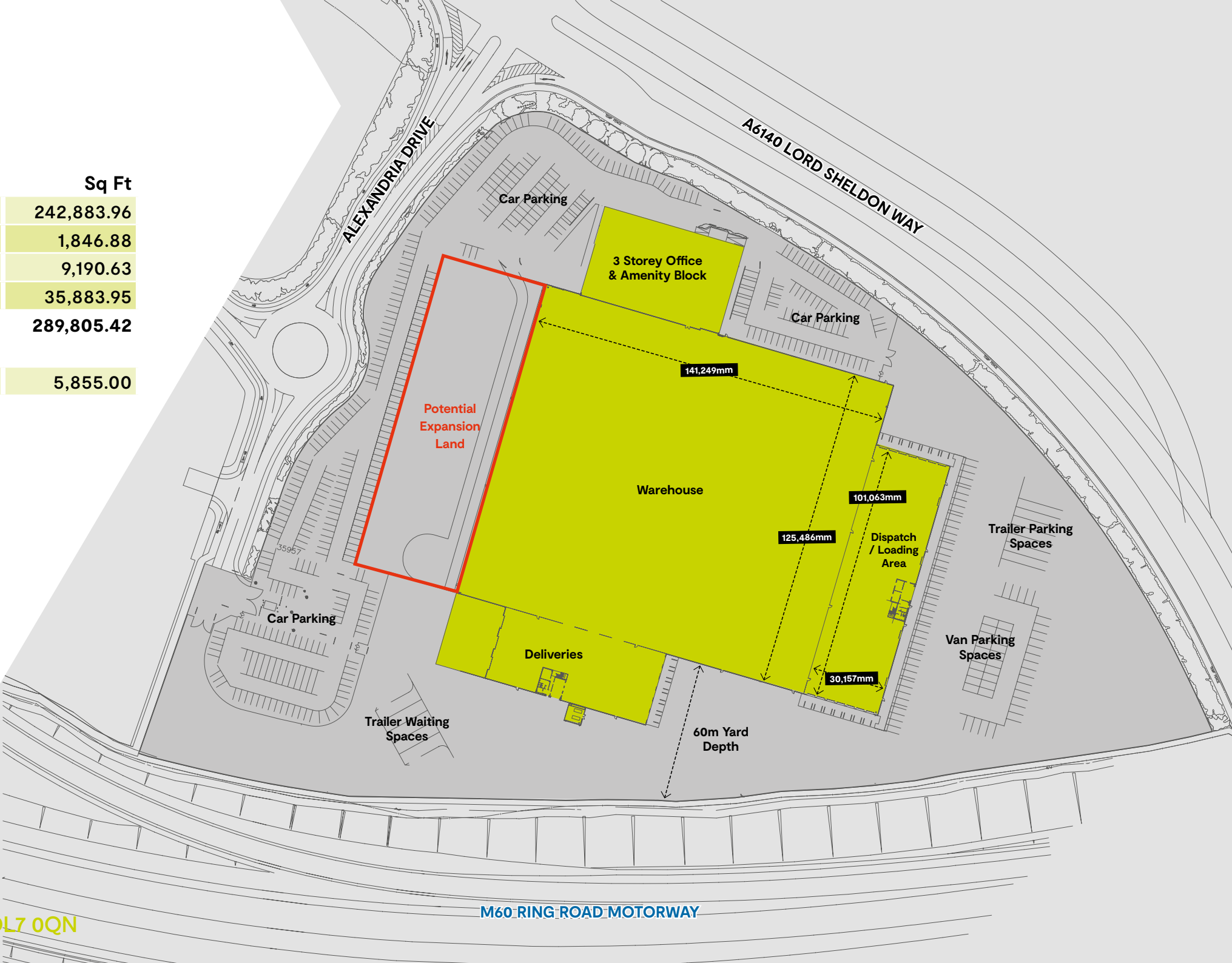
Accommodation

Description	Sq M	Sq Ft
Warehouse	22,564.47	242,883.96
Dispatch/Loading Offices	171.58	1,846.88
Amenity Block	853.83	9,190.63
Offices	3,333.70	35,883.95
TOTAL	26,923.58	289,805.42
Canopy	543.97	5,855.00

Site Area

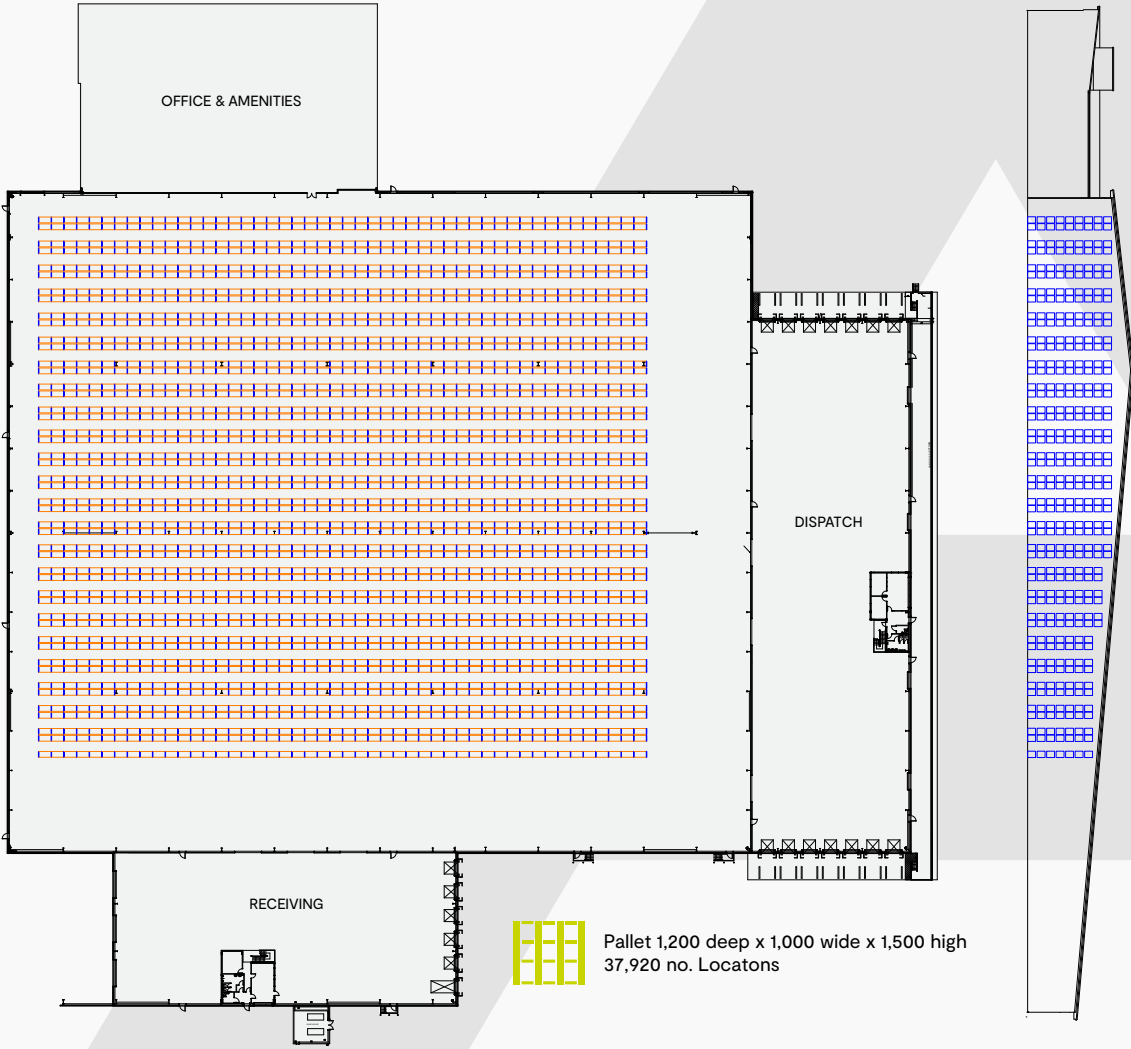
The building sits on a site of:

17.5 Acres



Racking Options

Narrow Aisle layout



Wide Aisle layout



Established Greater Manchester Location
at Ashton Moss, 5 miles East of
Manchester City Centre, which
immediately adjoins
Junction 23 of the
M60 motorway

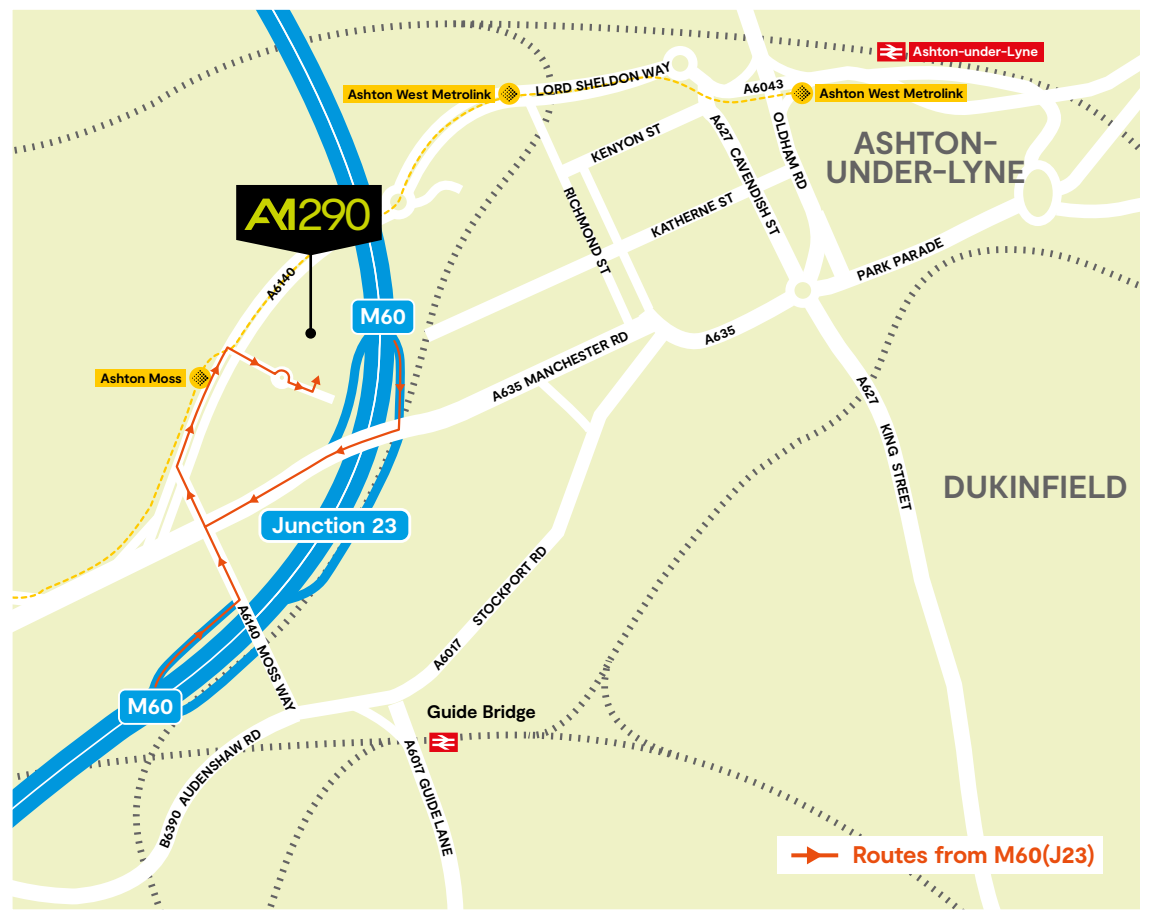


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Location

The locations' strong transport connectivity and readily available labour supply makes it ideally placed for regional and national warehouse users, 3PLs and e-commerce providers to serve regional and national markets.

Adjacent to



Drive Times

J23 M60	0.7 miles
Ashton-under-Lyne	1.5 miles
Eastlands/Etihad Campus	3.5 miles
Manchester City Centre	5 miles
Stockport	5.8 miles

Expansion Land

Potential to extend the building by a minimum of 53,389 sq ft to provide a total of 343,000 sq ft.



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Ashton Moss **AM290**

Terms

The property is available on a new FRI Lease for a term of years to be agreed.

VAT

VAT will be payable at the prevailing rate on any transaction undertaken.

Rateable Value

We recommend any interested parties make their own enquiries with the local authority.

EPC

An Energy Performance Certificate is available upon request.

Further Information

For more information please contact the joint agents:

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SAT NAV: OL7 0QN

