



SAT NAV: OL7 0AU



# KAYLEYTRADE

@ KAYLEY23, ASHTON-UNDER-LYNE, JCT 23, M60

**TO LET - NEW TRADE UNITS**  
**1,360 - 8,255 SQ FT (126 - 766 SQ M)**

- SECURE SITE WITH CCTV
- AVAILABLE Q3 2021
- ONLY 3 MINUTES FROM JUNCTION 23 M60

## LOCATION

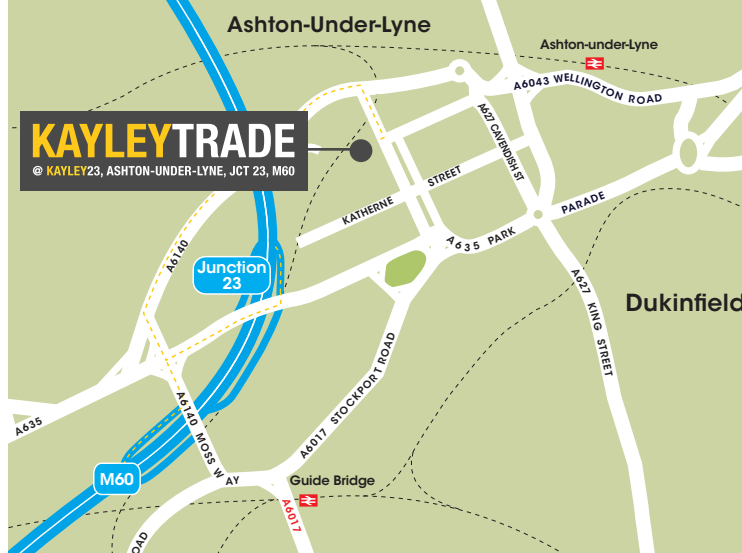
Kayley Industrial Estate is situated off Richmond Street within half a mile of Ashton-under-Lyne town centre. The estate benefits from excellent access to the national motorway network via junction 23 of the M60 which is located half a mile to the west.

From the A635/junction 23 of the M60, follow signs for IKEA. Turn right at the lights onto Richmond Street.

From the A6043, go past IKEA following signs for Manchester City Centre/Turn left at the lights onto Richmond Street.

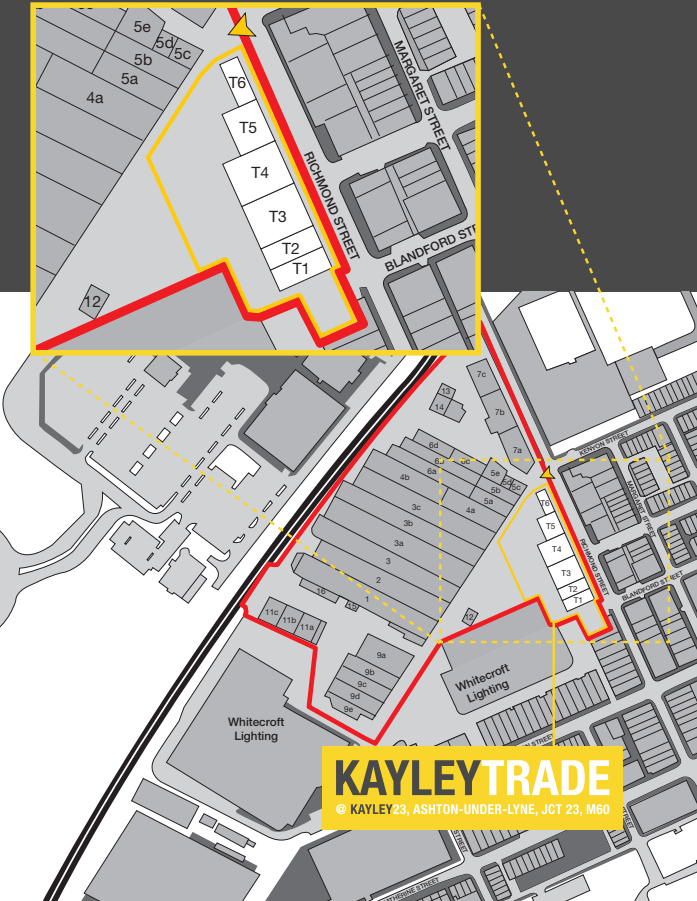


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**Kayley Industrial Estates new trade units will be available Q3 2021, offering flexible unit sizes with parking within a self contained site.**

	Sq Ft	Sq M
Unit T1	1,990	185.11
Unit T2	2,050	190.42
Unit T3	4,130	383.67
Unit T4	4,125	383.36
Unit T5	2,710	252.22
Unit T6	1,360	126.56

For availability of units on the main estate contact the joint agents.

## TERMS

Further information on terms for each unit is available on request.

## VIEWING

Strictly by appointment with the Joint Agents, Avison Young 0161 228 1001 or JLL 0161 828 6440.



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