

Ash Road

Droylsden, Manchester, M43 6QU

BC REAL
ESTATE



TO LET

4,289 TO 9,615 SQ FT
(398.46 TO 893.26 SQ M)

Large secure yard with
warehouse and offices
(the offices can be
demolished if required to
make a larger yard)

- site is approx 2.25 acres
- Steel portal frame warehouse unit
- 2 loading doors
- circa 6.5m to the apex

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Summary

Available Size	4,289 to 9,615 sq ft / 398.46 to 893.26 sq m
EPC	Upon enquiry

Description

The site comprises two detached properties, an office building and an industrial unit, accompanied by a substantial surfaced yard. The site is approx 2.25 acres

The site is floodlit throughout and secured with fencing and electric security gates.

The offices are single storey of traditional cavity brick and block construction beneath a pitched roof. The offices can remain or should they surplus to requirements, they can be demolished to create a larger yard

The industrial unit is of steel portal frame construction, concrete flooring, corrugated steel clad elevations beneath a pitched corrugated steel roof. The unit provides good quality storage/workshop space with circa 6.45m at the apex with two roller shutter loading bays both comprising of 4metre heights (approx).

Location

The property is located on the west side of Ash Road in Droylsden. Ash Road is in close proximity to Ashton New Road (A662) which provides access to Ashton Old Road (A635) and Junction 23 of the M60, both to the East.

Manchester City Centre is approximately 3 and a half miles to the west where all the usual amenities are readily available.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	5,326	494.80	Available
Building - Office	4,289	398.46	Available
Total	9,615	893.26	

Viewings & Further information



John Barton

0161 636 9202 | 07501773672

john@bc realestate.co.uk