

Park Parade Industrial Estate

Ashton-Under-Lyne, Lancashire. OL6 7PP

Warehouse | 3,684 ft²



Excellent Town Centre location



Loading Door



Office Accommodation



Yard Area

Available to Let



Location & Connections

The estate is located in an extremely prominent position fronting Park Parade (A635) which is the main route connecting Junction 23 of the M60 motorway with Ashton Under Lyne Town Centre.

Manchester City Centre is approximately 7 miles to the West. Ashton Under Lyne and its associated benefits is located approximately half a mile North East of the site.

Local occupiers include - Howdens Joinery, Plumb Centre and City Electrical Factors.





Description

The units at Park Parade Industrial Estate are set in an excellent town location and are arranged in a courtyard configuration with a central shared yard area.

The units benefit from a single loading door and a mixture of ground and first floor office accommodation. The warehouse areas benefit from fluorescent strip lighting.

There are also several high-profile occupiers in this prominent location.

Further information

EPC
Unit 3: E

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.



Accommodation:

| Unit | Property Type | Size (sq ft) | Availability |
|--------|---------------|--------------|--------------|
| Unit 3 | Warehouse | 3,684 | Immediately |
| Total | | 3,684 | |

[Book a viewing](#)

Charlotte Middleton
Mileway
northwest@mileway.com
01925 358160

Jonathan Williams
Savills
jonathan.williams@savills.com
07870183405

John Barton
BC Real Estate
john@bcrealestate.co.uk
0161 636 9202

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway