



markwarburton

CHARTERED SURVEYORS

ID 100-144

TO LET

**SINGLE STOREY INDUSTRIAL/
WAREHOUSE UNIT WITH LOADING**

9,467 SQ. FT / 879 SQ. M



**PORTLAND WORKS, WELBECK STREET SOUTH,
ASHTON-UNDER-LYNE, GTR MANCHESTER, OL7 0PZ**

PROPERTY LOCATION

Along Broughton Street close to the junction with Waterloo Road and both the A665 Cheetham Hill Road and A56 Bury New Road.

Well located in Manchester's main wholesale district.



PORTLAND WORKS

HILL STREET

VICTORIA STREET





- Clear high eaves floorspace with 10 tonne gantry crane
- Off street loading and car parking
- South of Ashton-under-Lyne town centre
- Adjacent to Manchester Road, approx. 1 mile Jnct 23 M60



Substantial steel portal framed unit with pitched roof formation. The floor is of solid concrete throughout and the walls are brick and blockwork.

Providing clear floorspace with a working height of approx. 5.9m (19ft 3ins) and a loading door of 5.6m high by 5m, wide (18ft 6ins by 16ft 3 ins). There is a gantry crane of 10 tonne capacity.

Externally the property has a good sized loading yard accessed off Welbeck Street South.





SERVICES

All mains services available inc. a substantial 3 phase electricity supply from a site placed sub station.

RATES

Details on application.

LEASE TERMS

Available under a new lease for a period to be agreed and at a rent of £71,000/annum.

Further details on application.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

FLOOR AREA

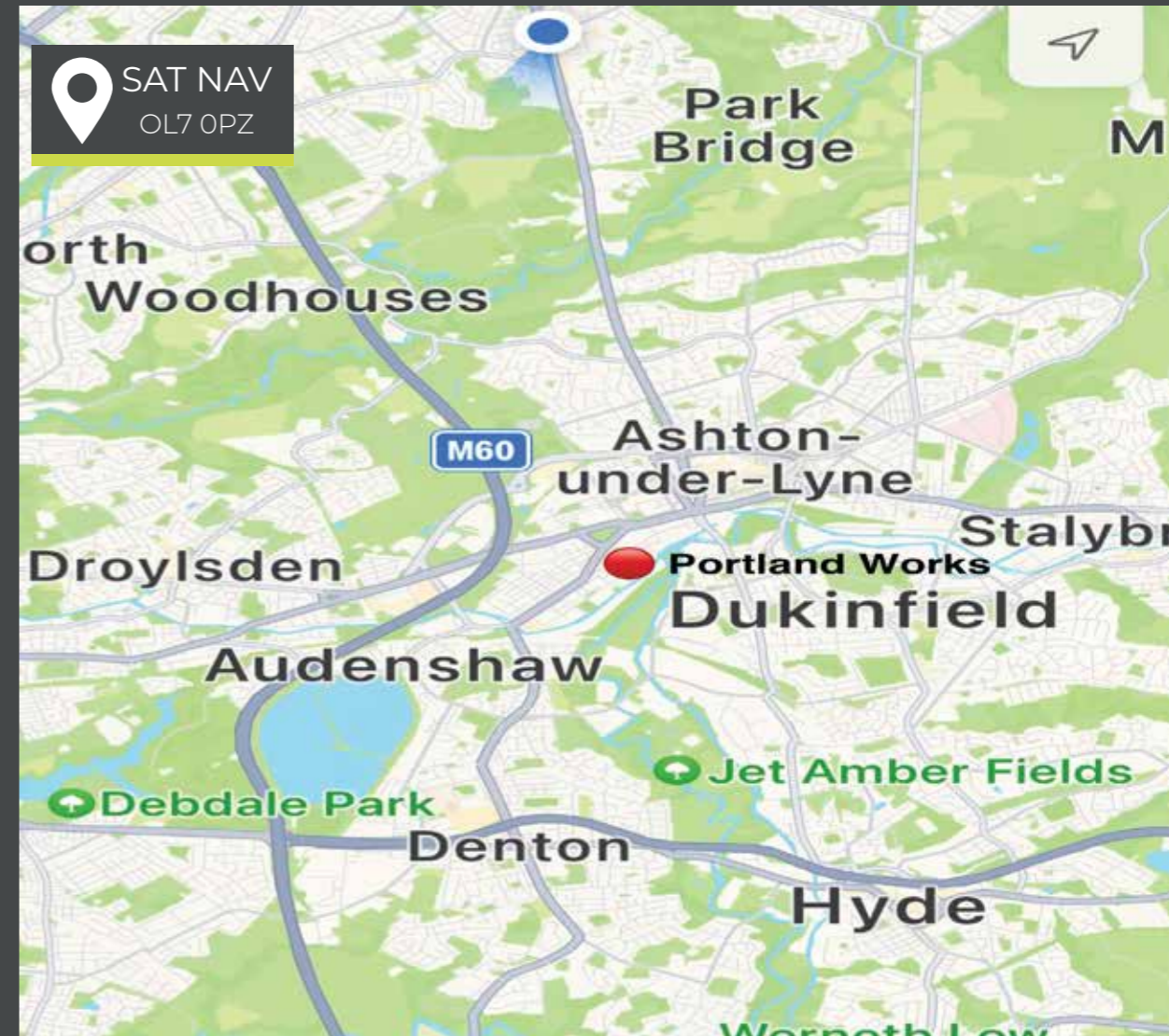
The property extends to a gross internal floor area of 9,467 sq. ft (879 sqm).

VIEWING:

By prior appointment

Mark Warburton
Chartered Surveyors

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