

 **RENT**  
£12.00 / £16.00  
(per sq ft)

 **SERVICE CHARGE**  
£TBC

 **RATES PAYABLE**  
£TBC

 **EPC RATING**  
TBC



## Units at Oxford St East Ashton-under-Lyne, OL7 0ND

**TO LET**

Employment Land - Design & Build Industrial/Warehouse | 5,000 Sq Ft - 30,000 Sq Ft

## Location

The land is on Oxford Street East, in a mixed-use area approximately 1 mile south-west of Ashton town centre in the borough of Tameside. Access is provided from Portugal Street and Cambridge Street which in turn connects with the main A6017 Stockport Road.

Both the northbound and southbound slip roads of Junction 23 of the M60 are within one mile.

The site is situated within an established employment area (UDP Policy E3) and therefore there is a presumption that employment development will be permitted.

## Opportunity

A 4.86-acre employment site that is cleared and available for design & build warehouse / industrial units on a pre-let basis. A planning application is currently running for the north-east section of the site to accommodate circa 55,000 sq ft of floorspace within 3 buildings together with shared yard and parking provision that visually will reflect the historic significant of the previous Ashton Mill that stood on the land.

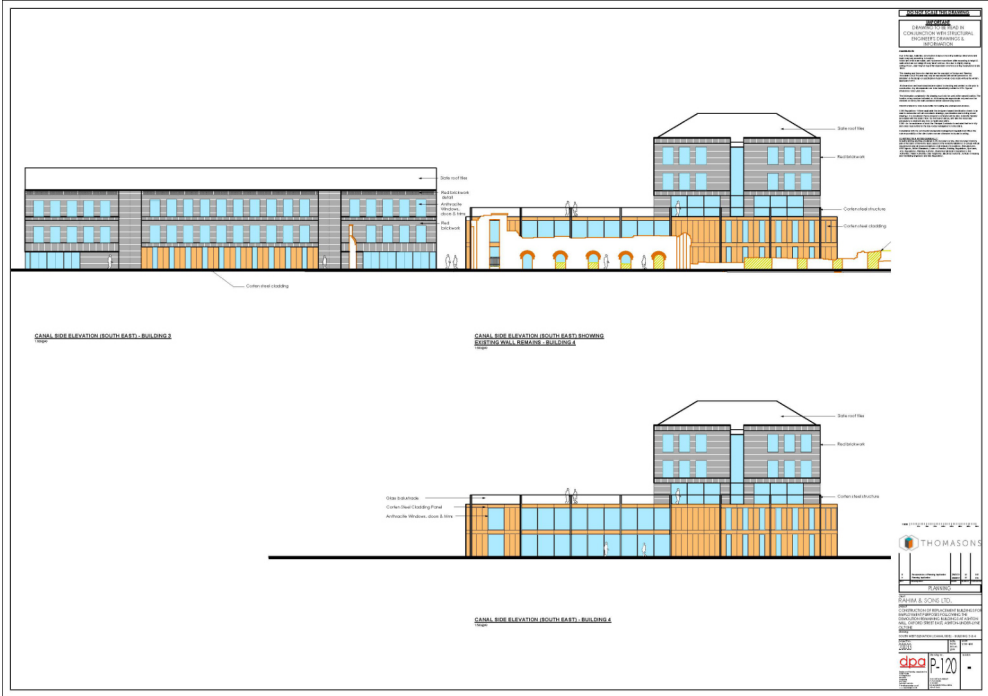
A plan has also been prepared which outlines a similar 3-unit scheme with communal yard and parking on the southerly area, amounting to circa 35,000 sq ft of accommodation.

## Specification

The specification is not fixed, but could include the following:

- Steel portal frame construction
- Mains gas, water and 3 phase power
- Full height roller shutter loading doors
- Dedicated car parking
- Securely fenced

In addition, materials such as red brickwork cladding, corten steel cladding to external elevations, slate roof tiles and a high proportion of external glazing may be required, subject to planning, to reflect the previous historical heritage of the site.





## Further information



### Lease Terms

The units will be offered on a leasehold basis on terms to be negotiated, subject to tenant covenant strength and the final design and specification agreed.

### Rent

Quoting rent will be subject to final size and specification of units. As a guide, the rent will range from £12.00 - £16.00 psf.

### Tenure

Leasehold.

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority. To be assessed upon completion.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Service Charge

A service charge will be levied to maintain and

upkeep the common parts of the estate. Budget estimates to be determined on completion.

### EPC

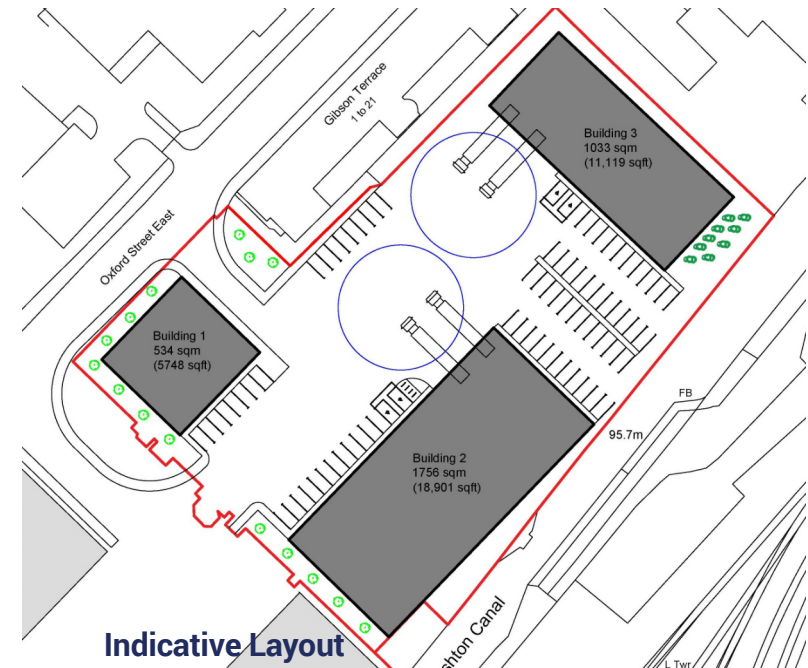
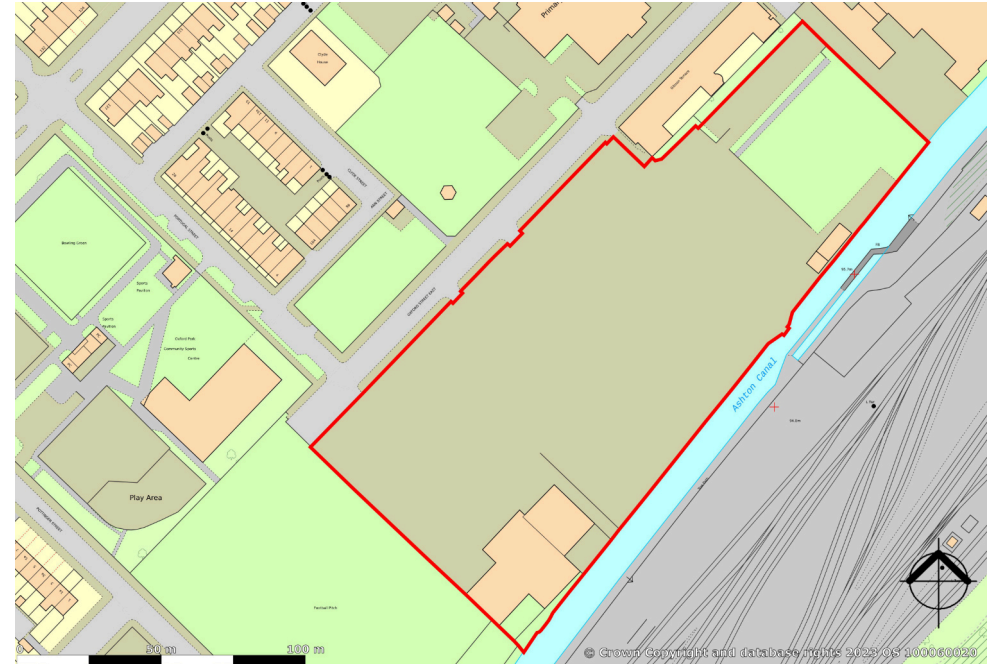
The EPC ratings will be assessed on practical completion of the units.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

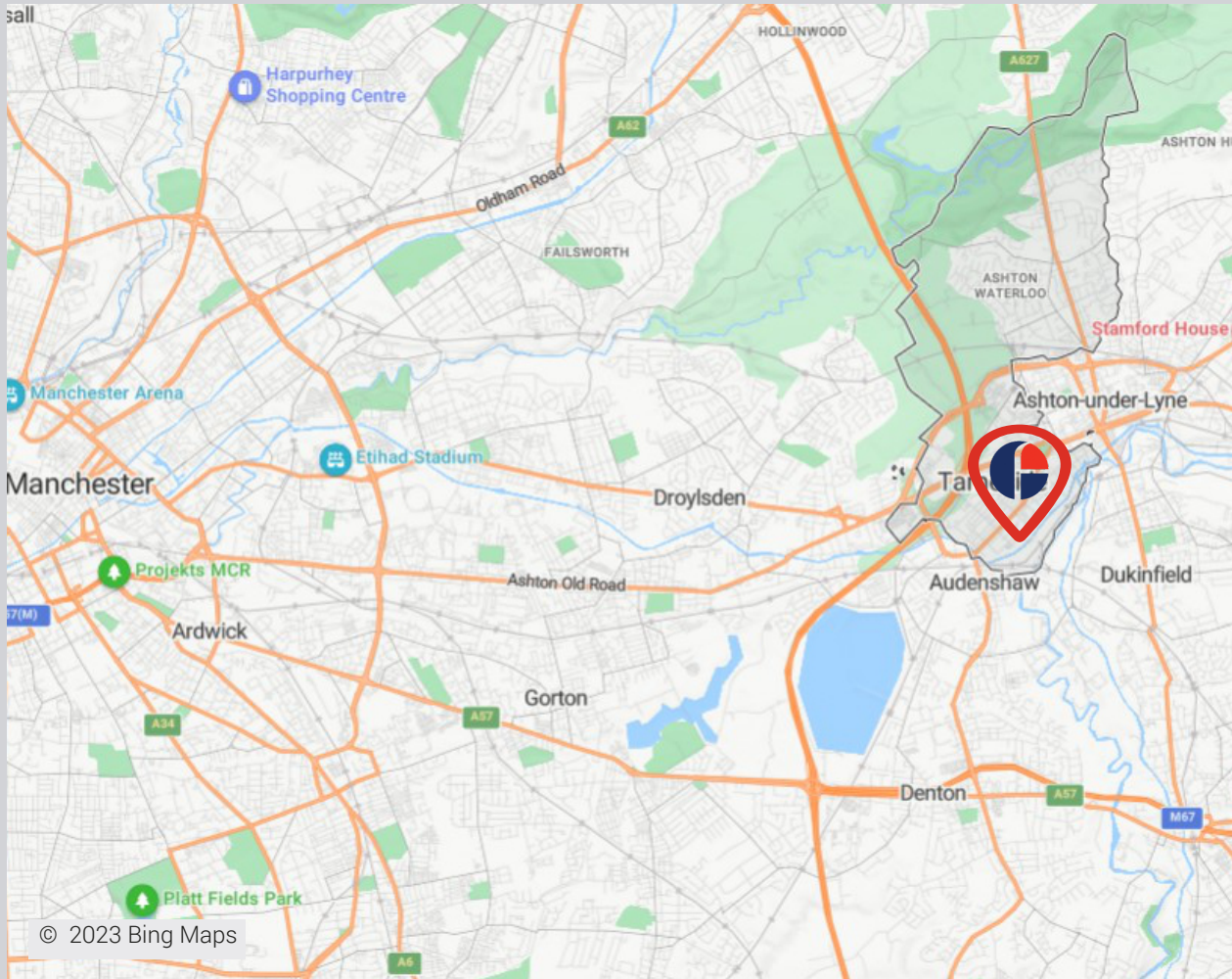
### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



Indicative Layout

# Units at Oxford Street East, OL7 0ND



**Approximate Travel Distances**

**Locations**

- Ashton Town Centre - 1.1. miles
- Manchester City Centre - 6.2 miles
- Stockport Town Centre - 7.5 miles
- Oldham - 6.8 miles

**Nearest Station**

- Guide Bridge Station - 0.5 miles

**Nearest Airport**

- Manchester Airport - 14 miles

## Viewings

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	07770 741 937
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Particulars dated December 2023. Photographs dated June 2023.