

Ashton Moss **AM290**

To Be Fully Refurbished



To Let  
**289,805 SQ FT**  
(26,923.58 SQ M)

High Profile Distribution/Warehouse Unit  
with Extensive Offices

Strategic location  
adjacent to M60 (J23)

Large self-contained site  
with expansion land

**AM** Unit 1 Alexandria Drive, Ashton Moss, OL7 0QN

**AM290.co.uk**

# AM290 Modern High Specification Distribution Facility within 5 miles of Manchester City Centre

MANCHESTER CITY CENTRE

M60  
(JCT 23)

Ashton Moss Metrolink Stop

AM290

# A Gateway to East Manchester

# Internal Overview



The building was constructed c.2004 and extends to approx. 289,805 sq ft.

The interior of the building provides the following specification:



289,805 sq ft / 26,923.58 sq m



12m-16m to the Haunch



Three Storey Offices



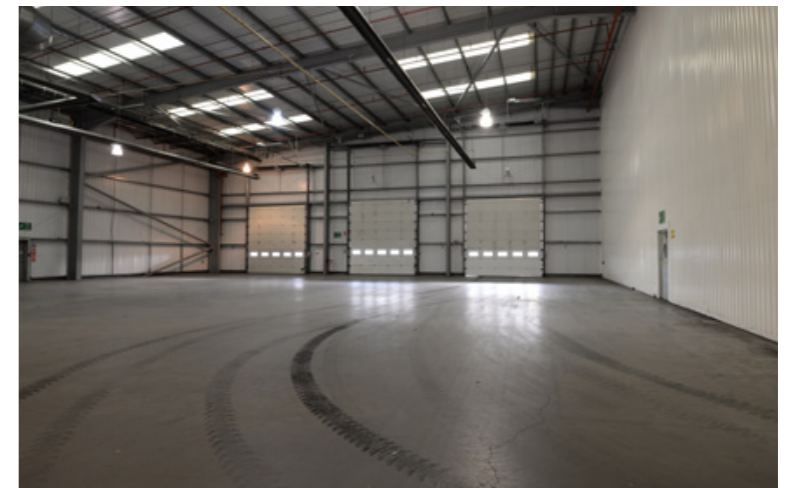
1.2 MVA Power Supply



LED Lighting



Sprinkler System (2 Tank Supply)



# External Overview



The exterior of the building provides the following specification:



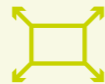
Extensive Yard Areas



3 Level Access Loading Doors



12 Dock Level Loading Doors



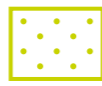
Expansion Land



17.30 Acre Self-contained Site



Van Despatch Area with 4 doors



Low Site Density



Vehicle Wash Area



# AM290

ASHTON UNDER LYNE

Ashton Moss

M60 (JCT 23)

M60 (JCT 23)

Snipe Retail Park

# AM290

Ashton Moss is a highly accessible employment site in the Borough of Tameside and Comprises over 1 Million sq ft of High-quality Mixed-use Development.



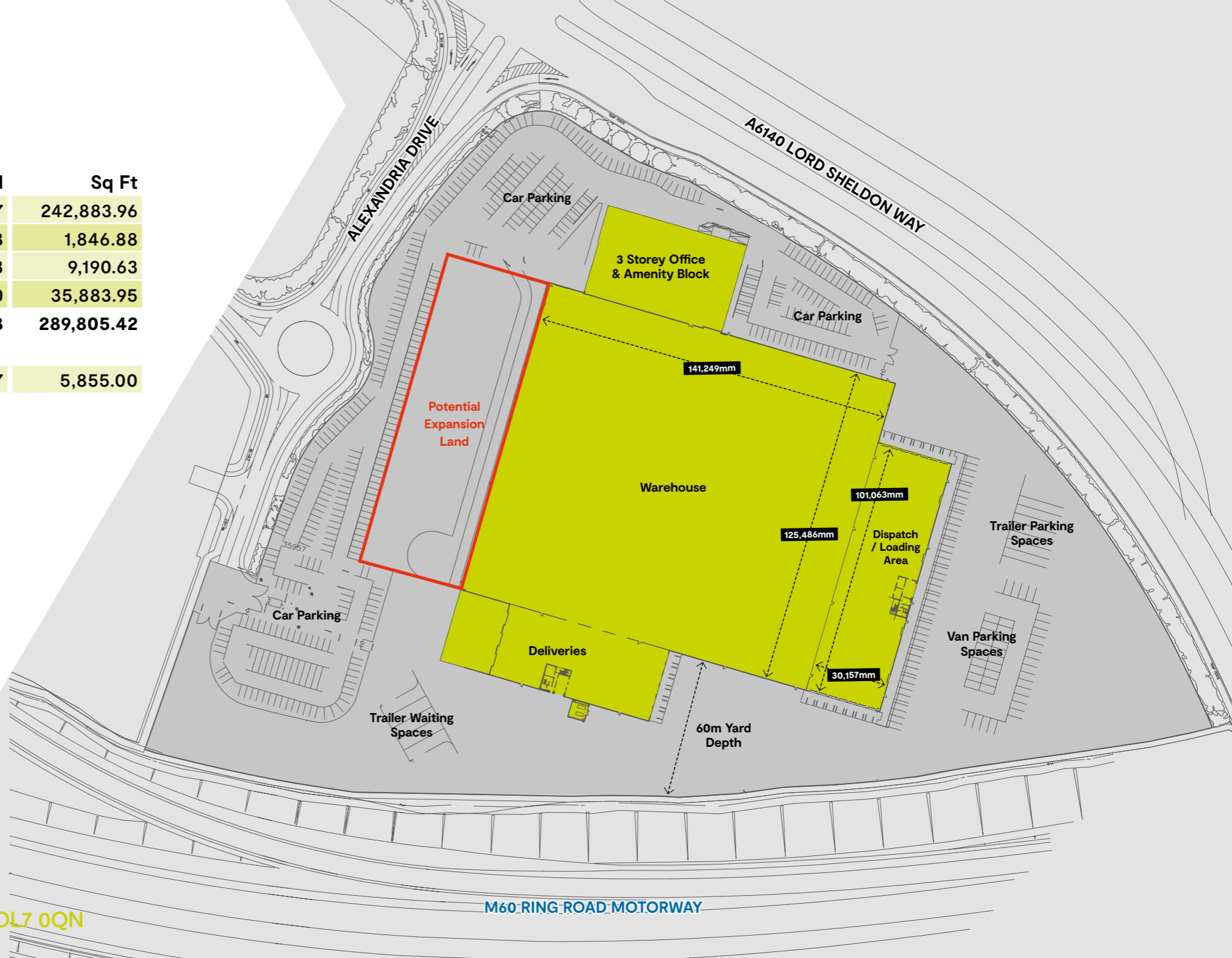
# Accommodation

Description	Sq M	Sq Ft
Warehouse	22,564.47	242,883.96
Dispatch/Loading Offices	171.58	1,846.88
Amenity Block	853.83	9,190.63
Offices	3,333.70	35,883.95
<b>TOTAL</b>	<b>26,923.58</b>	<b>289,805.42</b>
Canopy	543.97	5,855.00

# Site Area

The building sits on a site of:

**17.30 Acres**



Established Greater Manchester Location  
at Ashton Moss, 5 miles East of  
Manchester City Centre, which  
immediately adjoins  
Junction 23 of the  
M60 motorway



**A290**

**VILLAGE  
HOTELS**

**IKEA**

**Ashton Moss**

**Notcutts**  
GREEN INSPIRATION SINCE 1891

**Sytner**

**SCREWFIX**

**TOOLSTATION**

**selco  
BUILDERS  
WAREHOUSE**

**(Jct 23)**

**Route from J23**

**Scapa**

**M60**

**Argos**

**Dunelm**

**currys**

**Route from J23**

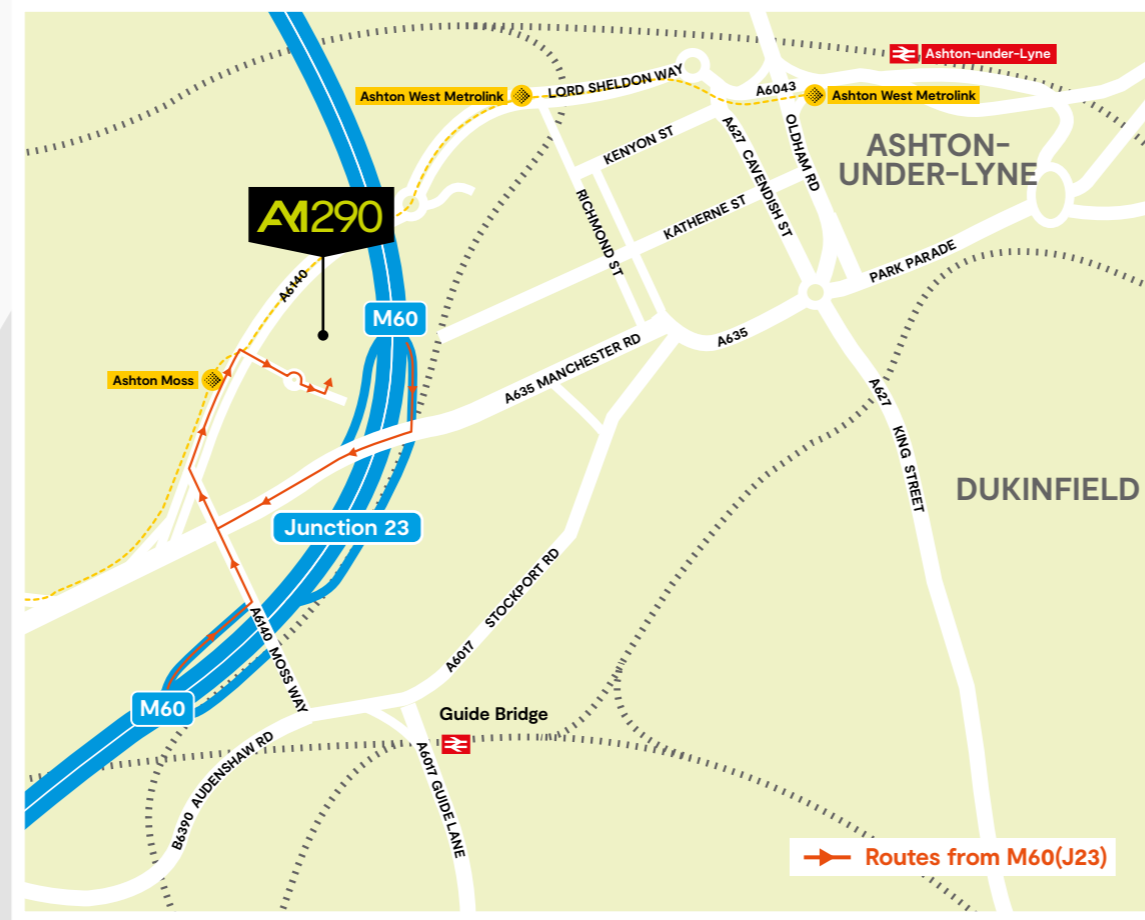
**(Jct 23)**

**b&m**

# Location

The locations' strong transport connectivity and readily available labour supply makes it ideally placed for regional and national warehouse users, 3PLs and e-commerce providers to serve regional and national markets.

## Adjacent to



## Drive Times

J23 M60	0.7 miles
Ashton-under-Lyne	1.5 miles
Eastlands/Etihad Campus	3.5 miles
Manchester City Centre	5 miles
Stockport	5.8 miles

## Expansion Land

Potential to extend the building by a minimum of 53,389 sq ft to provide a total of 343,000 sq ft.



# Ashton Moss **AM290**

SAT NAV: OL7 0QN

## Terms

The property is available on a new FRI Lease for a term of years to be agreed.

## Rateable Value

We recommend any interested parties make their own enquiries with the local authority.

## VAT

VAT will be payable at the prevailing rate on any transaction undertaken.

## EPC

An Energy Performance Certificate is available upon request.

## Further Information

For more information please contact the joint agents:

**DTRE**

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www.dtre.com

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