




markwarburton
CHARTERED SURVEYORS

ID 100-117

TO LET

COMMERCIAL/OFFICE PREMISES

685 SQ. FT / 64 SQ. M

 CAVENDISH STREET/ HILL STREET,
ASHTON-UNDER-LYNE, GTR MANCHESTER, OL6 7TZ

PROPERTY LOCATION

Located in an established industrial and commercial area on the south side of Ashton town centre. Occupying a prominent position fronting directly onto Cavendish Street close to the junction with the A635 Park Parade which runs adjacent to Ashton town centre and links into Manchester Road which in turn provides access to Junction 23 of the M60.

Motorway approx. 1 mile distance





- Closeby all day free car parking
- Edge of Ashton-under-Lyne town centre
- Adjacent to Park Parade
- Approx. 1 mile to Jnct 23 of the M60 Motorway



A small commercial/office unit being the frontage of a larger warehouse building.

Briefly comprising reception, small display showroom, three offices, kitchen, storeroom and wc.







SERVICES

We understand that all mains services are available.

RATES

The units form part of a larger building.

Rates will be apportioned on floor area.
Further details on request.

LEASE TERMS

Available under a new lease for a term to be agreed and to be outside of the Landlord and Tenant Act.

Rent £6,500/annum

ENERGY PERFORMANCE

Certificate available on request.

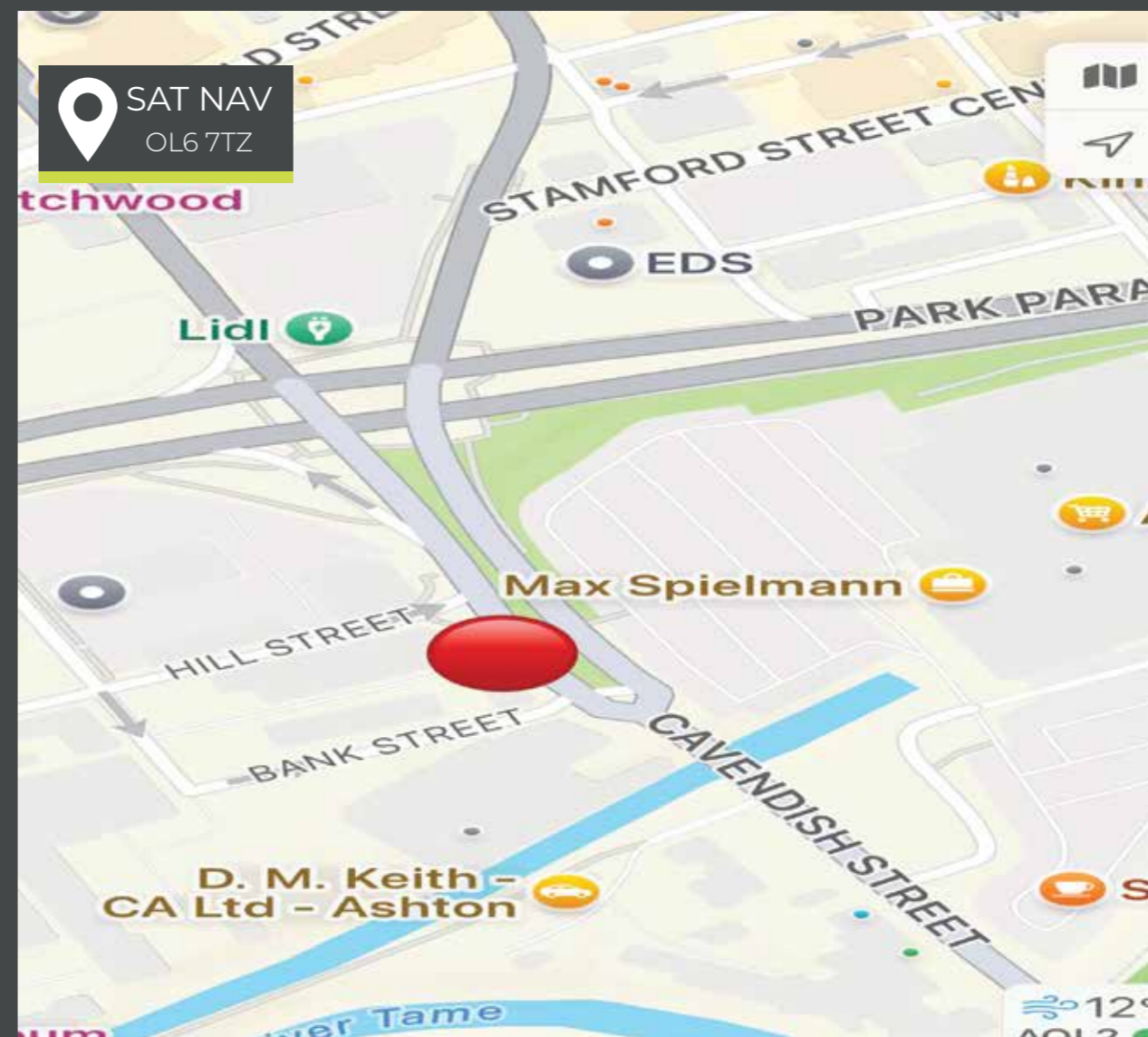
ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any potential tenant.

FLOOR AREA

The unit extends to 685 sq ft in total.

Further details on request.



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VIEWING:

By prior appointment with the Sole Agents
Mark Warburton Chartered Surveyors

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