



markwarburton

CHARTERED SURVEYORS

TO LET

SINGLE STOREY INDUSTRIAL/WAREHOUSE UNITS
WITH TWO STOREY OFFICES,
LOADING YARDS AND CAR PARKING

8,090 - 17,557 SQ. FT

(752 - 1,631 SQ. M)



PORTLAND WORKS, HILL STREET
ASHTON-UNDER-LYNE, GTR MANCHESTER, OL7 0PZ

PROPERTY LOCATION

Portland Works is located in an established industrial and commercial area on the south side of Ashton town centre.

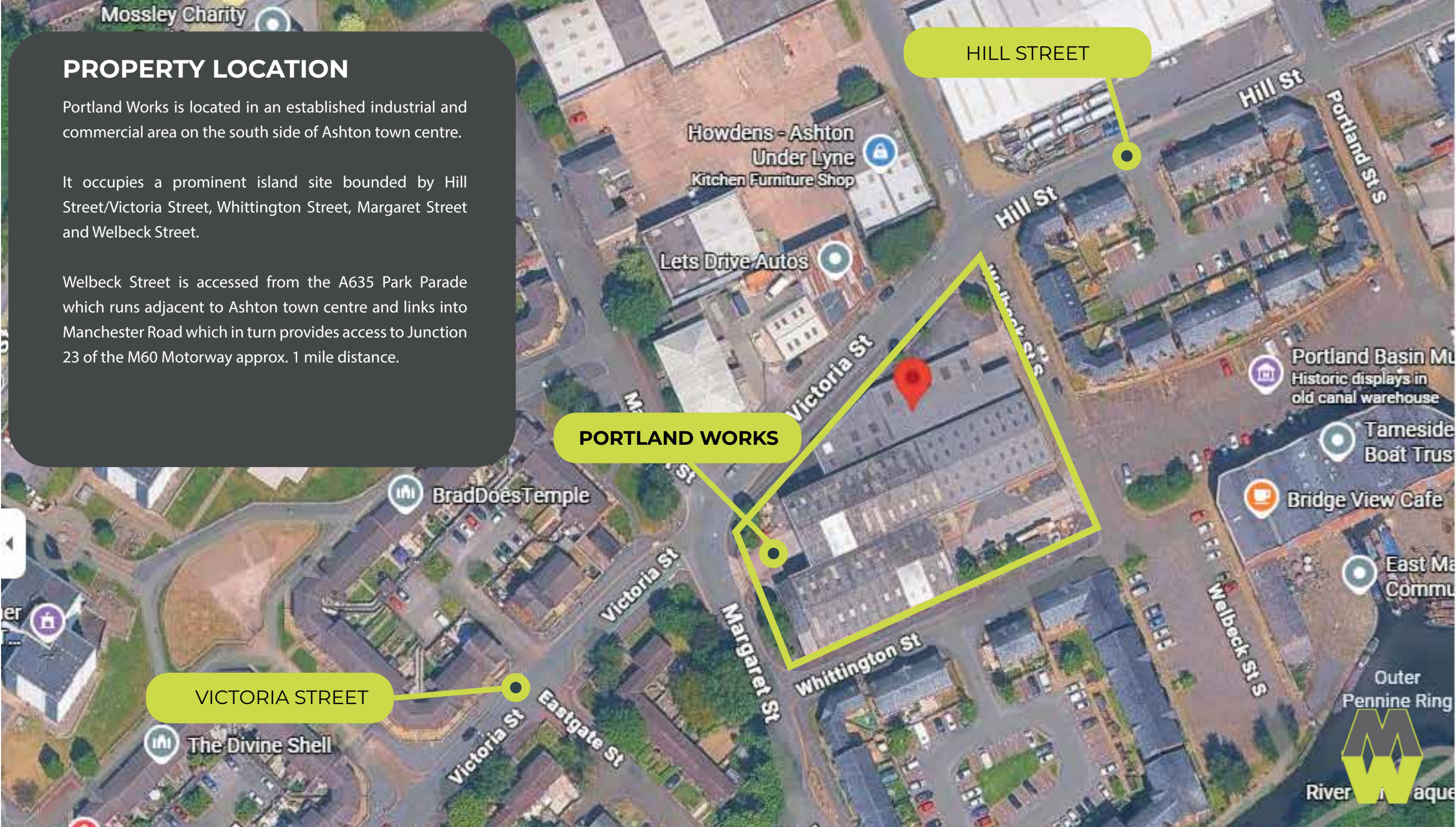
It occupies a prominent island site bounded by Hill Street/Victoria Street, Whittington Street, Margaret Street and Welbeck Street.

Welbeck Street is accessed from 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.

PORTLAND WORKS

HILL STREET

VICTORIA STREET





- Open plan, clear and high eaves floorspace
- Off street loading and car parking
- South of Ashton-under-Lyne town centre
- Adjacent to Manchester Road and approx. 1 mile to Jnct 23 of the M60 Motorway

The available units for part of a larger industrial/warehouse building of single storey construction with two storey offices forming part of one of the units and fronting onto Margaret Street. These can be separately let.

There is good off street loading and car parking.

The construction is of steel portal frame to one of the units and mono pitched frame construction. The floor is of solid concrete throughout and the walls are all brick and blockwork. Each of the available units provides open plan clear floorspace with the two storey offices providing a range of general and cellular areas, storage, and facilities.

The 'bottom' former 'Saw Bay' at the Whittington Street side has a working height of approx. 19ft 3ins and a loading door of 18ft 6ins high by 16ft 3 ins wide. There is a gantry crane of 10T capacity.

The 'top' former 'Case Making Bay' at the Victoria Street side has an average working height of 16ft 2ins and has two loading doors (10ft 9ins wide by 10ft 6ins high and 12ft 3ins wide by 10ft 2ins high).

Externally the property has two good sized loading yards one accessed off Margaret Street and the other off Welbeck Street. Also at the Welbeck Street side is a private staff and customer car park.





SERVICES

We understand that all mains services are available to the property including a substantial 3 phase electricity supply from a site placed sub station.

The property has both strip fluorescent lighting and newly installed high level LED units and is also fully alarmed.

RATES

The units form part of a larger building with a Rateable Value of £80,000.

Rates will be apportioned on floor area.

LEASE TERMS

Available under new leases for a period to be agreed and at a rent based on £6.50/sq ft. Further details on application.

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

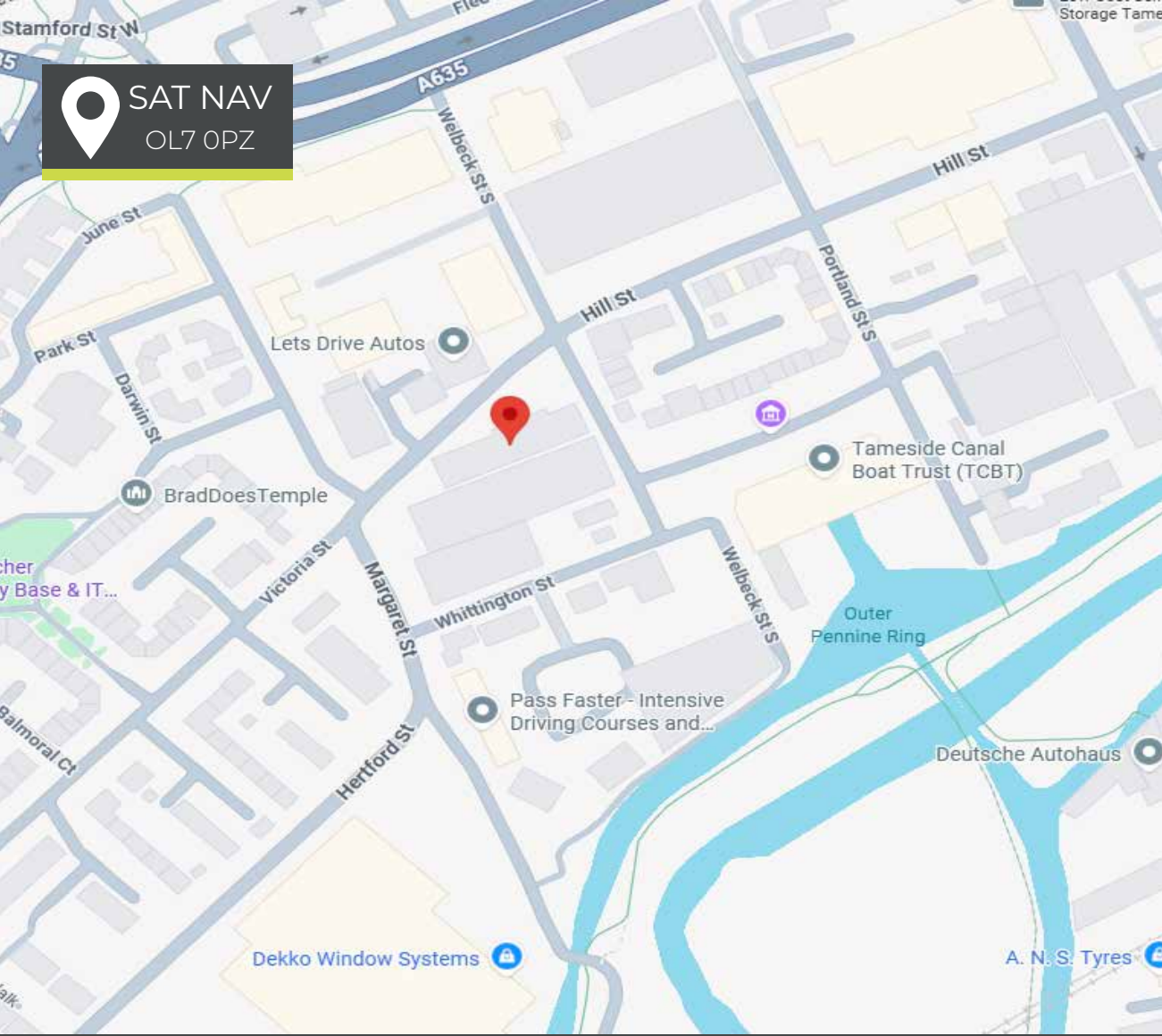
The property extends to a gross internal floor area of 17,557 sq. ft made up as follows:

'Bottom Saw Bay'	9,467 sq. ft	879 sq. m
'Top Case Bay'	8,090 sq. ft	752 sq. m
TOTAL	17,557 sq. ft	1631sq. m

VIEWING:
By prior appointment with the Sole Agents
Mark Warburton Chartered Surveyors

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SAT NAV
OL7 0PZ

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