



**markwarburton**  
CHARTERED SURVEYORS

ID 100-109

## TO LET

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

**2,600 - 8,090 SQ. FT /  
242 - 752 SQ. M**



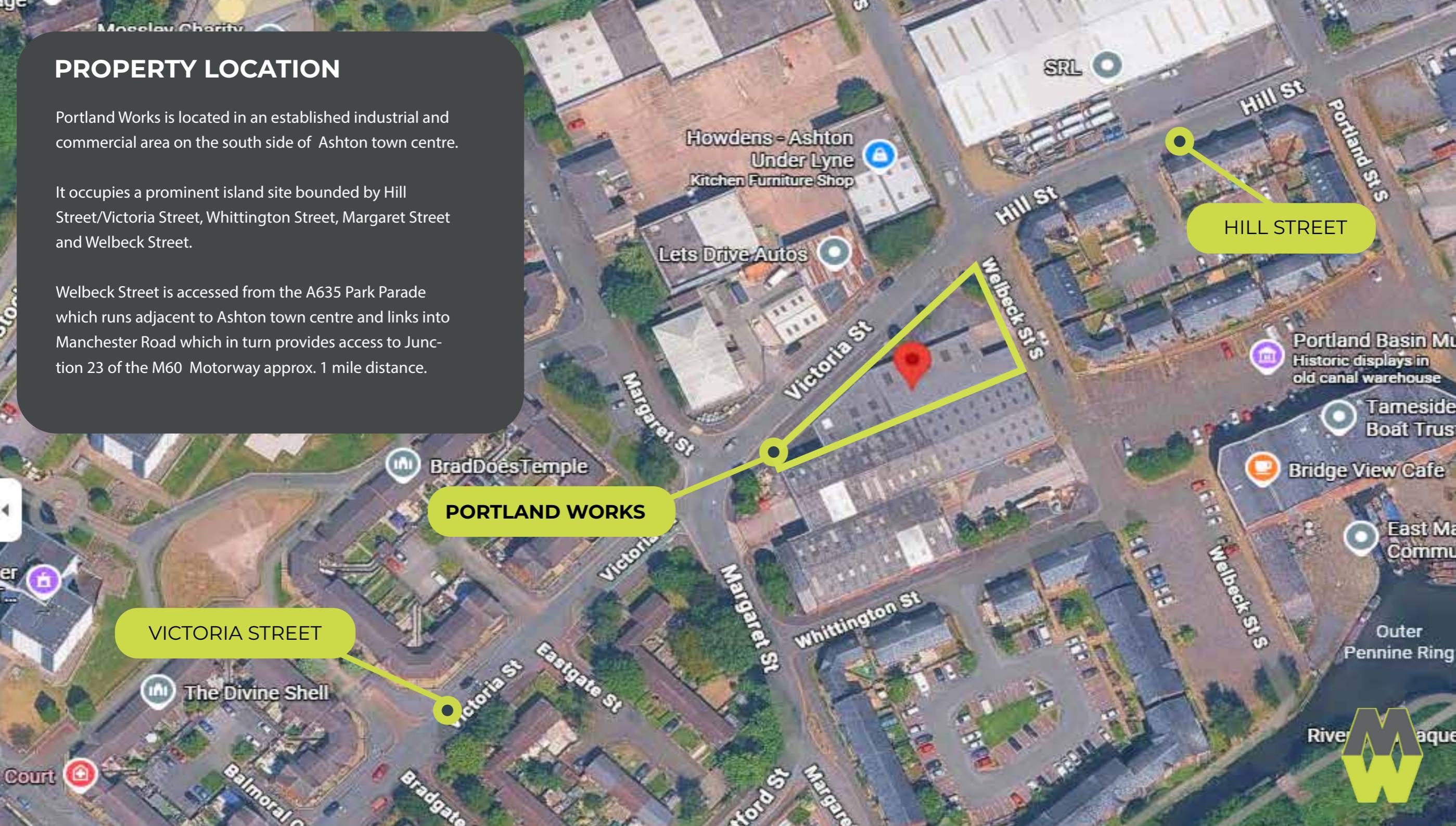
PORTLAND WORKS, HILL STREET,  
ASHTON-UNDER-LYNE, GTR MANCHESTER, OL7 0PZ

## 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.



VICTORIA STREET

PORTLAND WORKS

HILL STREET



- Off street loading and car parking
- South of Ashton-under-Lyne town centre
- Adjacent to Manchester Road
- Approx. 1 mile to Jnct 23 of the M60 Motorway

The available units form part of a larger industrial/warehouse building. They are of single storey brick construction with concrete floors and mono pitched roof formations and have off street/yard loading and private car parking.

Being the 'top' former 'Case Making Bay' at the Victoria Street side the units have an average working height of 16ft 2ins and loading doors to the front and rear elevations (10ft 9ins wide by 10ft 6ins high and 12ft 3ins wide by 10ft 2ins high).

#### FLOOR AREAS

The available floor area extends to 8,090 sq ft in total and can be subdivided to form two separate self-contained units of 2,600 sq ft and 5,490 sq ft.

Further details on request.





## SERVICES

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

The properties have both strip fluorescent lighting and newly installed high level LED units and are 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. Further details on request

## LEASE TERMS

Available under new leases for a period to be agreed and at a rent based on £8.50/sq ft.

## ENERGY PERFORMANCE

Available on request.

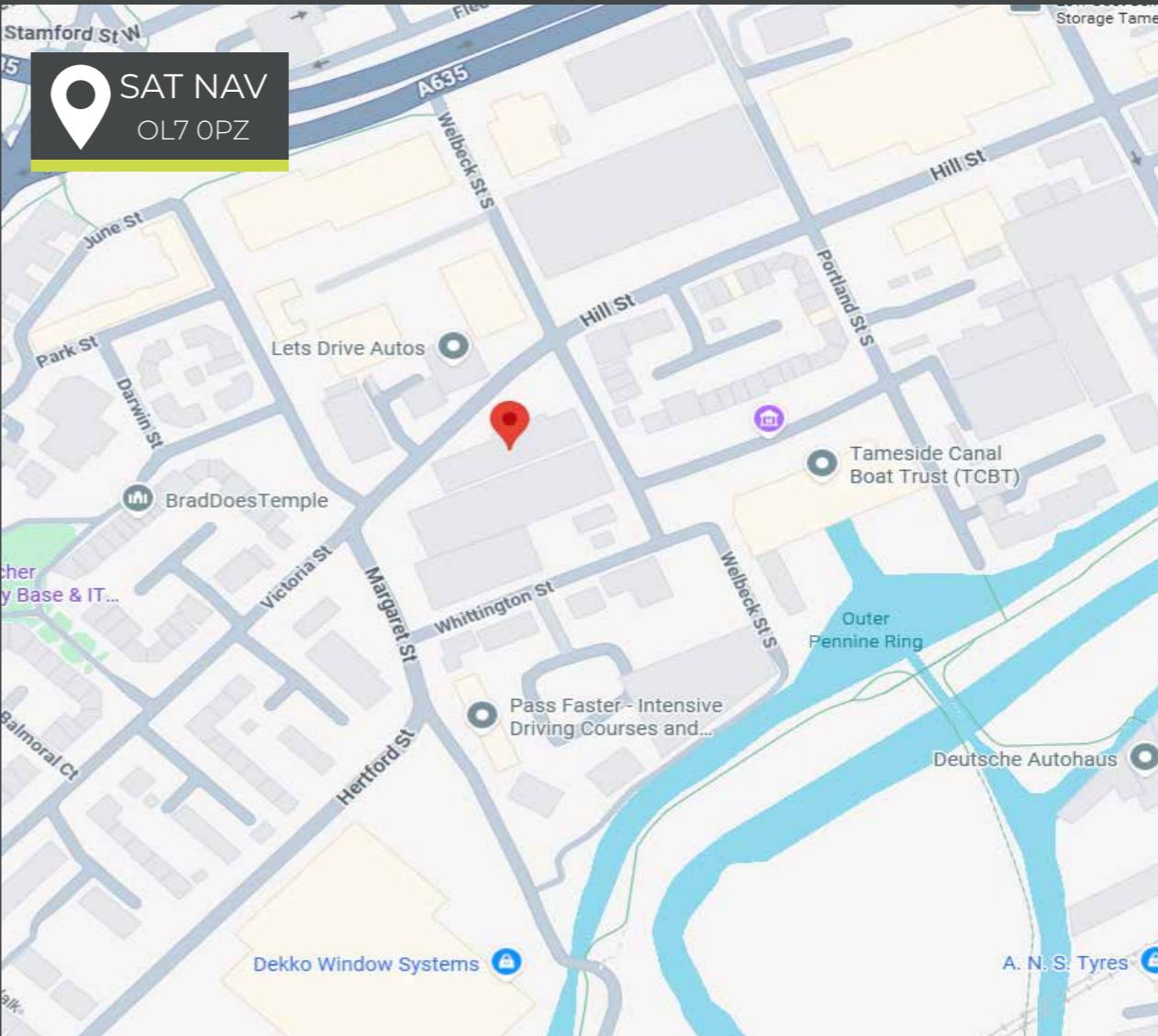
## ANTI MONEY LAUNDERING

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 8,090 sq. ft made up as follows:

Unit one	2,600 sq. ft	242 sq. m
Unit two	5,490 sq. ft	510 sq. m
<b>TOTAL</b>	<b>8,090 sq. ft</b>	<b>752 sq. m</b>



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