

# TO LET



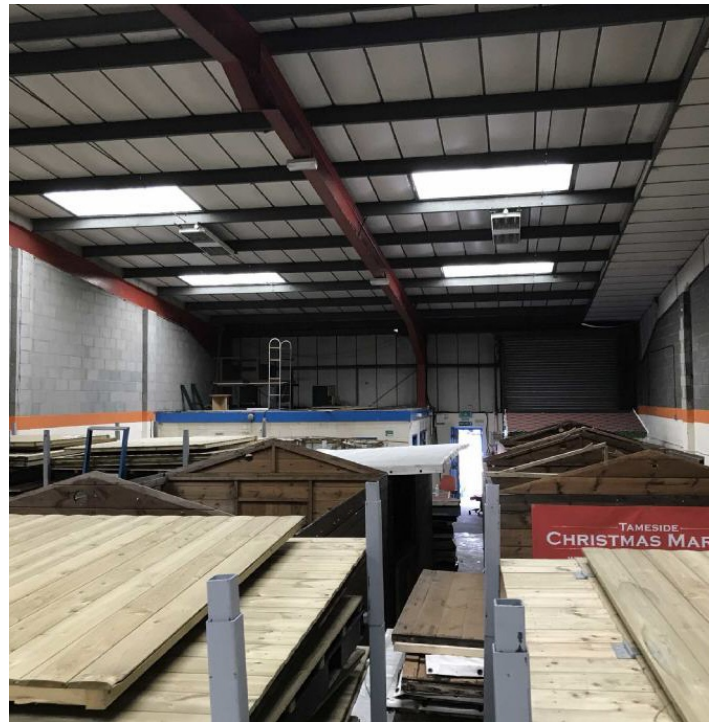
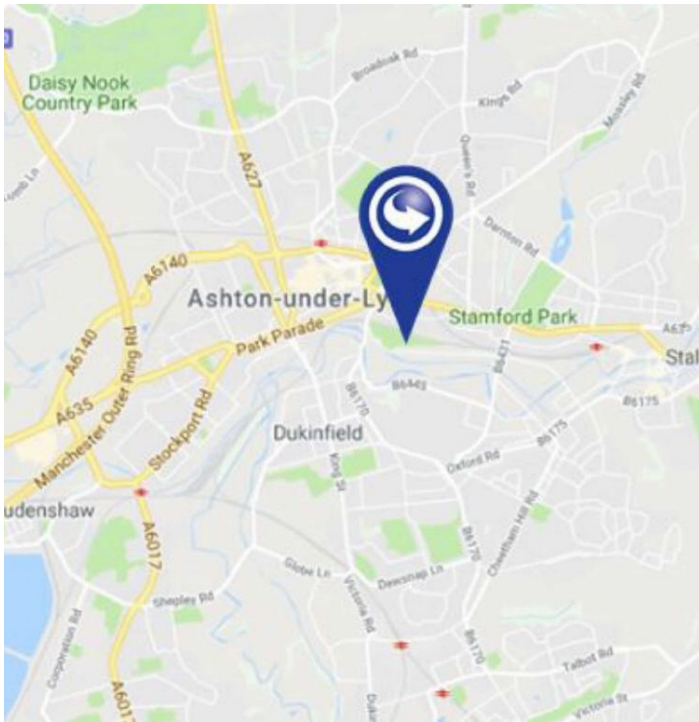
UNIT 2A PLANTATION INDUSTRIAL ESTATE, WHITELANDS ROAD, ASHTON UNDER LYNE, OL6 6UG



## Industrial Unit/Warehouse 365.24 sq m (3,932 sq ft)



- Located in an Established Industrial Estate
- 2 Miles from J23 M60
- Situated within Gated Yard Area
- 4.8M to Eaves



### Location

Plantation Industrial Estate is a well-established industrial location approximately half a mile from Ashton Town Centre. The estate is accessed off Clarence Street/Bailey Street and is approximately two miles from junction 23 of the M60 orbital motorway.

### Description

Unit 2A comprises a mid-terrace unit with an eaves height of 4.8 metres. The unit is of steel portal frame construction with part brick and blockwork base walls and metal clad elevations to the upper part beneath a pitched roof. Internally the unit comprises of a large industrial warehouse area with ancillary office accommodation to the front side and rear of the property, WC facilities are located to the front side of the unit. Internal specifications include modern sodium box lighting, loading bay behind

### Accommodation

The premises have been measured in accordance with the RICS Property Measurement (2nd Edition) on a Gross Internal Basis as follows:

Industrial Unit/Warehouse 365.24 sq m (3,932 sq ft)

### Rental Price

The unit is available on new full repairing and insuring lease for a term of years to be agreed at a rental of £22,800 p.a.

### EPC

A copy of the EPC is available on request.

### VAT

VAT is not applicable on this property.

### Business Rates

2017 RV: £17,000

2018/19 Small Business Rates Multiplier: 48.3p

Rates Payable: £3.211

### Viewing & Further Information

Please contact Roger Hannah & Co the Sole Agents:

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### Date of Preparation

17/10/2018