

TO LET



Unit 3, Plantation Industrial Estate
Whitelands Road, Ashton-under-Lyne, OL6 6UZ



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 3 comprises an end terrace unit with an eaves height of 3.2 metres and a midpoint of circa 4.5m. 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, kitchen and WC facilities.

Internal specifications include modern strip lighting, loading bay behind a secure electrically operated roller shutter, painted walls to approximately 3 metres and a concrete floor. Externally the unit benefits from demised parking within the service area. Mains services include electric, water and drainage.

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 –

2,666ft² / 248m²



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RENT

Offers in excess of **£18,000** p.a.

EPC

The unit has a rating of **E (109)**. A copy of the EPC is available on request.

VAT

VAT may be applicable on this property.

BUSINESS RATES

Upon enquiry to the Valuation Office, the unit has a rateable value of **£12,250**. Please see below for costs for both standard and small business multipliers:

Standard (21/22): **£6,272**

Small Business (21/22): **£6,112.75**

VIEWINGS

Please contact the below surveyors who are in the Estates Department:

Contact: Georgia Cayton

Email: georgia.cayton@tameside.gov.uk

Tel: 07725 482116

DISCLAIMER

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