

To Let

1,270 sq ft – 2,540 sq ft

Office Accommodation

Tower Mill, Ashton Old Rd, Openshaw, M11 1AA



Accommodation:

| Floor/Building | Sq M | Sq Ft |
|-------------------------------|---------------|--------------|
| 1 st Floor Offices | 117.98 | 1,270 |
| 2 nd Floor Offices | 117.98 | 1,270 |
| Total | 235.96 | 2,540 |

All areas quoted are net internal.

Rent:

On application.

Rates:

To be confirmed.

Service Charge:

To be confirmed.

Description:

The available accommodation is arranged over first and second floors and is considered suitable for office use, subject to refurbishment.

The space is contained within the main tower with access provided via a side entrance directly off the service road.

Each floor is largely open-plan and can be made self-contained.

Alternative uses might also be considered, subject to planning permission.

Location:

Openshaw is a suburban area on the outskirts of Manchester situated 3½ miles east of the city centre. Ashton Old Road (A635) is one of the main arterial routes linking Manchester with the M60 Motorway at Junction 23 which provides fast links to the regional motorway network. Gorton Railway station is less than 10 mins walk with trains to/from Manchester Piccadilly.

Tower Mill is prominently situated fronting Ashton Old Road and the immediate area has witnessed significant regeneration and investment as part of the East Manchester Regeneration Scheme. Amenities are situated in close proximity, including the Lime Square Retail Park which was constructed in 2010.

Legal Costs:

Each party to be responsible for their own legal costs incurred.

VAT:

All prices/rents quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

Viewing:

Strictly by appointment with the sole agents, Matthews & Goodman on 0161 839 5515.

EPC:

Please call for further information.

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