

To Let

Industrial / Warehouse Units

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



- Units available to let from 2,500 - 15,650 sq ft
- Allocated yard areas
- Semi detached units
- Flexible terms



Location

Plantation Industrial Estate is a well-established industrial location approximately 1/2 mile from Ashton Town Centre. The estate is accessed off Clarence Street/ Bailey Street and is approximately 2 miles from junction 23 of the M60 Orbital Motorway.

Description

The Estate comprises a number of industrial units to the north of Whitelands Road, constructed in the 1980s, offering a range of semi-detached/ detached steel portal frame units.

The units are described below.

- Unit 5 comprises a semi-detached industrial unit, steel portal frame construction, with a shared yard area. The unit has an eaves height of 5m.
- Unit 7 comprises a detached unit with an eaves height of 3.5 metres, with a high office content. The unit has canopy loading to the rear of the property, and is heated and lit.
- Units 8A and 8B are semi-detached units, each benefitting from a single loading door with a small single storey office plot provided to each unit. The units have an eaves height of 5m.

Floor Area

Unit 5	5,335 sq ft	(495 sqm)
Unit 7	15,650 sq ft	(1,454 sqm)
Unit 8A	2,500 sq ft	(232 sqm)
Unit 8B	2,600 sq ft	(242 sqm)

Terms

The properties are available by way of a new full repairing and insuring lease.

Service Charge

The service charge contribution equal to 10% of the annual rent passing is payable by the tenant to the Landlord.

Insurance

The Landlord insures the premises and recovers the premium from the tenant. The tenant is responsible for insuring their own property and fixtures and fittings within the property.

Rateable Value

Unit 5	£23,750
Unit 7	£66,500
Unit 8A	£10,000
Unit 8B	£11,500

EPC

Unit 5	E
Unit 7	D
Unit 8A	G
Unit 8B	G



Viewing

For further information or an appointment to view please contact:

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Subject to contract November 2014

MISREPRESENTATION ACT

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