# 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.

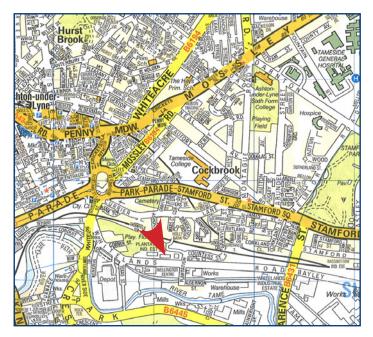
#### Insurance

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:

#### James Goode

T: 0161 817 3399 E: jamesgoode@roger-hannah.co



Subject to contract November 2014

#### Andrew Pexton

- : 0161 956 4207
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