



For Sale/May Let



**Unit 3 The Old Dairy, Hill Street, Ashton-Under-Lyne
OL7 0PZ**

**11,824 Sq ft (1,098.5 Sq m) High quality warehouse/industrial
unit, with yard.**

Centurion House,
129 Deansgate,
Manchester,
M3 3WR

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Commercial Property
Advisers and Agents

www.tfcproperty.com

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Unit 3 The Old Dairy



Location

The premises are located fronting Hill Street close to the centre of Ashton-under-Lyne virtually adjacent to the A664 Park Parade which provides excellent access to Junction 23 of the M60 Orbital Motorway approximate 0.5 miles to the west.

Description

The premises comprises a warehouse/industrial unit which were subject to a comprehensive refurbishment in 2008, which include a new roof and recladding of the elevations. The building forms part of a larger development and is of traditional brick construction under a framed roof. Externally there is a shared secure yard area which is accessed via a sectional door.

The premises have recently been used as a joinery business and as such part of the building has a raised and level floor, the remainder is used for storage. The recently constructed offices offer mainly open plan accommodation as well as private meeting areas, boardroom and kitchen

Accommodation

Measured on a gross internal basis we estimate the building provides the following approximate areas.

Description	SQ FT	SQ M
Warehouse	9,634	895.20
Offices	2,099	194.90
Kitchen	91	8.40
Total	11,824	1,098.50

Business Rates

Any ongoing tenant will be responsible for the payment of business rates. We understand that the current rateable value for Unit 3 is £33,500. We would advise that interested applicants verify this information with the relevant local authority.

Services

We understand all mains services are connected. The electrical installation have all been recently upgraded. The building benefits from an alarm.

EPC

Available upon request.

VAT

Will be levied at the appropriate rate

Tenure

The premises are held long leasehold subject to an annual rent, further information is available upon request.

Price/Rent

£550,000 or our client may consider renting the premises for £50,000 per annum exclusive.

Viewing

Strictly by appointment with the sole agents TFC on 0161 234 0777.

Subject to Contract

