

Park Parade Industrial Estate

Ashton-Under-Lyne, Lancashire. OL6 7PP

Warehouse | 3,684 ft²



Excellent Town Centre location



Loading Door



Office Accommodation



Yard Area

Available to Let



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Location & Connections

The estate is located in an extremely prominent position fronting Park Parade (A635) which is the main route connecting Junction 23 of the M60 motorway with Ashton Under Lyne Town Centre.

Manchester City Centre is approximately 7 miles to the West. Ashton Under Lyne and its associated benefits is located approximately half a mile North East of the site.

Local occupiers include - Howdens Joinery, Plumb Centre and City Electrical Factors.





Description

The units at Park Parade Industrial Estate are set in an excellent town location and are arranged in a courtyard configuration with a central shared yard area.

The units benefit from a single loading door and a mixture of ground and first floor office accommodation. The warehouse areas benefit from fluorescent strip lighting.

There are also several high-profile occupiers in this prominent location.

Further information

EPC
EPC is available upon request.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 3	Warehouse	3,684	Immediately	3,608	E
Total		3,684			



[Book a viewing](#)

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