

TO LET

25-2,000 sq ft (2-185 sq m)



- High quality units
- Modern, purpose built units suitable for wholesale, warehouse, distribution, import / export, Pick & Pack, Storage and general / light industrial uses
- Located on the very edge of Manchester City Centre
- Close proximity to major transport routes

FLEXIBLE TERMS

- Flexible short term leases / licence with immediate occupation or conventional leasing options available
- An all inclusive rental which includes rents, rates, service charges, internet access, car parking - provides the ultimate flexibility and certainty of occupational costs
- Rental rates from £50 plus VAT per week

Warehouse, Workshop, Storage & Light Industrial Units

40 Ashton Old Road (A662)

Manchester
M12 6LP



LOCATION

The subject property has prominent frontage to Ashton Old Road and is approximately 1.5 miles east of Manchester City Centre. Ashton Old Road (A635) is a main arterial route linking Manchester with the M60 Motorway (J23) which is approximately 2.5 miles distant. The facility is located 600 yards from the Mancunian Way (A57(M)), a short walk from Ardwick Train Station and 0.6 miles from Manchester Piccadilly Train Station.

DESCRIPTION

Modern, purpose built facility comprising a range of units suitable for wholesale, warehouse, distribution, import / export, Pick & Pack, Storage and general / light industrial uses available for immediate occupation.

The facility provides businesses with available solutions on either a temporary or permanent basis. It is an environment in which your business can operate and grow, where you can increase or decrease your workspace as is appropriate with your business needs.

WCs and kitchen facilities are provided for shared use, are maintained and serviced by the onsite team and are included in the all inclusive pricing.

ACCOMMODATION

The modern facility has been conscientiously developed with the business user in mind. Space has been optimised in all the secure units without comprising communal / loading / unloading areas yet, the range of space available supports the needs of businesses from mobile traders, SME's, PLC's and so on. There are very few limits to the type of user these facilities can appeal to with space available from 25 – 2,000 sq ft with all units offering high ceiling heights.

Storage World also offer Office and Retail Trader Counter accommodation within this facility.

TENURE

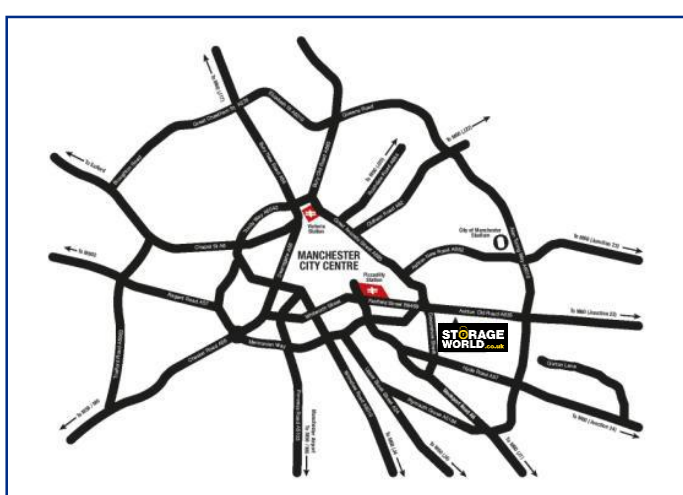
Units are available by way of leases / licences to be agreed dependent on your requirements. Flexible short term or immediate occupation options are available.

TERMS

Terms can be tailored with short or long term agreements available, flexible notice periods, fair jargon free documentation, additional support services and all in facilities close to the City Centre and the rich potential customer base it represents.

RATES

Rental rates from £50 plus VAT per week.



EPC

A full Energy Performance Certificate is available upon request.

ON-SITE LOGISTICAL SUPPORT

The following services are all provided at no additional cost to you or your business (assuming reasonable use):

- Warehousing, Workspace and Storage
- Fork Lift Truck – loading and unloading pallets
- Fork Lift Truck Hire – for additional use
- Parcel receipt
- Parcel dispatch
- Temporary holding storage

SAFE AND SECURE

The following security standards are established, market leading and included as standard within the all inclusive rental cost:

- On-site management team
- Building alarm system with 24 hour response
- State of the art CCTV system
- Perimeter fencing
- Only registered visitors on-site
- Multi point fire detection system
- Regular and consistent site patrols

FEATURES AND BENEFITS SUMMARY

- Location and proximity to Manchester City Centre
- Modern purpose built facilities
- Great access to site and when on site
- 7 day access
- Flexible agreements
- Additional FOC services
- On-site support team
- Round the clock security
- No business rates

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

RICK DAVIES
Director
07831 658804
rick@daviesharrison.com

SAM RODGERS
Surveyor
07903 518044
sam@daviesharrison.com

0161 236 9999
www.daviesharrison.com