

TO LET

9,615 sq ft (893.26 sq m)
on a site area of approx. 3 acres



Industrial Unit, Office Building and Substantial Yard

- Located on the west side of Ash Road
- 3.5 miles to the east of Manchester City Centre

Industrial Building

- Steel portal frame construction
- Pitched corrugated steel roof
- Eaves height of 6.45m at the apex
- Concrete flooring
- 2 x roller shutter loading bays
- Mezzanine level serviced by a lift
- Small lean-to workshop

Office Building

- Single storey traditional cavity brick and block construction
- Pitched roof
- Offices fitted to modern standard
- Carpet flooring
- Double glazing with roller shutters
- CCTV

External

- Site secured by fencing and electric security gates
- CCTV on and off the site
- Floodlit throughout
- HGV ramp

For further information please contact:

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	Sq ft	Sq m
Warehouse	5,326	494.80
Offices	4,289	398.46
Total Accommodation	9,615	893.26
Hard Surfaced Yard (approx.)	1.5 acres	0.607 ha
Total Site Area (approx.)	3 acres	1.214 ha

PRELIMINARY DETAILS

Ash Road
Droylsden
M43 6QU

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