



Heritage Wharf

Alexandra Street
Ashton Under Lyne
OL7 0QA

**3,613
SQ.FT.**

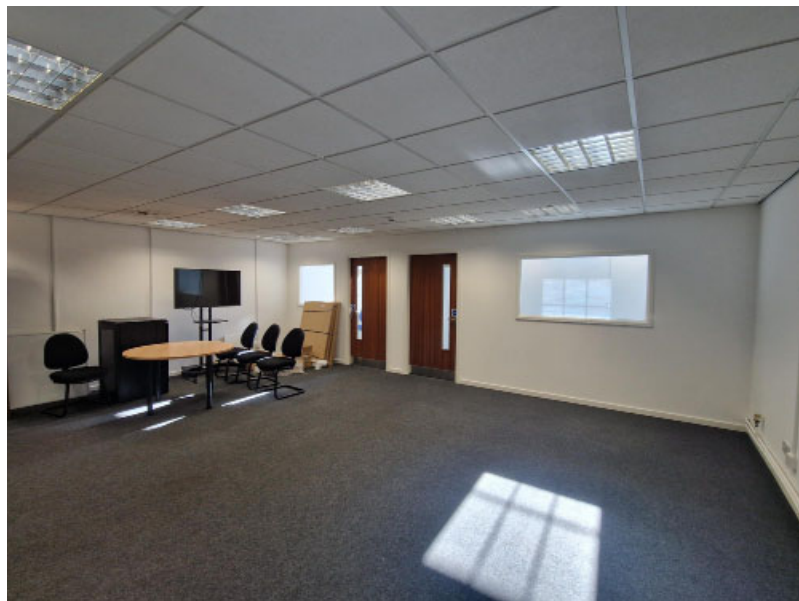


- Character Office
- Canalside Location
- Extensive Parking
- Low Occupational Costs
- Capable of Sub-Division
- Also Suitable for "E Classes"
- Easy Access to Public Transport
- Within 0.7 miles of M60

Location

Canalside located Character office space. Heritage Wharf is located on Alexandra Street. A well established commercial location due to its proximity to the Ashton & the M60. The immediate area provides a mix of residential and commercial

- Junction 23 M60: 0.7 miles.
- Ashton Metrolink: 0.7 miles.
- Manchester: 5.8 miles.



Description

Office space within character building originally built in 1834. The property can be summarised as follows:

- Former Ashton Canal Warehouse, refurbished and fitted to a high spec to provide a mixed commercial space
- Providing a mix of open plan office, private office areas and meeting rooms, toilet/kitchen amenity
- Capable of sub-dividing into smaller suites
- Canalside location with extensive parking facilities
- Other occupiers within the building include Porland Basin Museum and Bridgeview Cafe
- Suitable for Office/ Studio/Technology use. Also available to users falling into the "E Classes"
- Within close proximity to M60 providing direct access to the regional motorway networks

Accommodation

Office Suite 4 335.62 sq m (3613 sq ft)

Services

All mains services available to the property. Electricity, water and drainage.

Rateable Value

For information on rateable value please visit www.voa.gov.uk

Rent

£10 per sqft

EPC

Available on request.



Terms

On a leasehold basis with terms to be agreed

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact sole agents MBRE - 0161 850 1111
Michael Blackshaw - 07792201467

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