

AVAILABLE
2024

UNITS TO LET

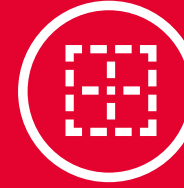
3,127 - 6,254 ft²



PROMINENT
LOCATION



BRAND NEW TRADE
COUNTER UNITS



BESPOKE DESIGN
AVAILABLE



INDICATIVE IMAGE



www.ipif.com/ashton-under-lyne

INDUSTRIAL / WAREHOUSE / TRADE COUNTER

RAYNER LANE TRADE PARK
RAYNER LANE, ASHTON-UNDER-LYNE, OL7 0FU





LOCATION

Rayner Lane Trade Park is a 4 minute drive from Junction 23 of the M60, situated off Lord Sheldon Way (A6140). Ashton West Metrolink Station is just a short walk away, where there are direct tram services to Manchester City centre and Ashton-under-Lyne.

Close by is The Village Manchester Ashton - a large hotel and restaurant, with Starbucks and a fitness centre with pool. Nearby are IKEA's Manchester store and Sainsbury's.

Ashton Leisure Park is opposite with a 14-screen Cineworld cinema and Hollywood Bowl. Restaurants here include Wagamama, Five Guys, TGI Fridays, Nando's and Bella Italia.

DESCRIPTION

Built brand new and situated opposite Ashton Leisure Park, these trade counter units will be both appealing and visible; a nice environment to work in, with plenty of parking.

SPECIFICATION

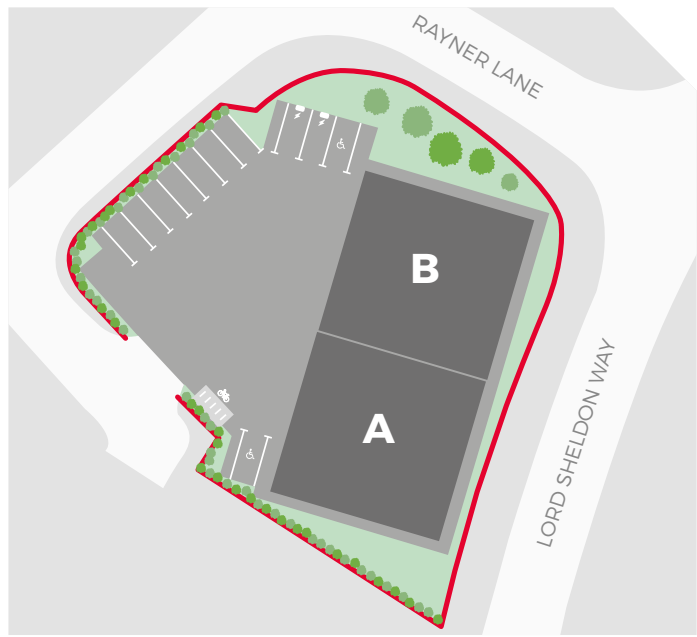
- 3,127 ft² trade counter units
- Major A-road frontage
- Brand new build
- 2 electric vehicle charging points
- Good allocated parking

ACCOMMODATION

UNIT A	M ²	FT ²
TOTAL (GEA Approx.)	290.5	3,127
UNIT B	M ²	FT ²
TOTAL (GEA Approx.)	290.5	3,127

LEASE TERMS

The units are available on a new full repairing and insuring lease for a term to be agreed.



RENTAL

Upon application.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.

On behalf of the landlord

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