To Let

First & Second Floor Accommodation

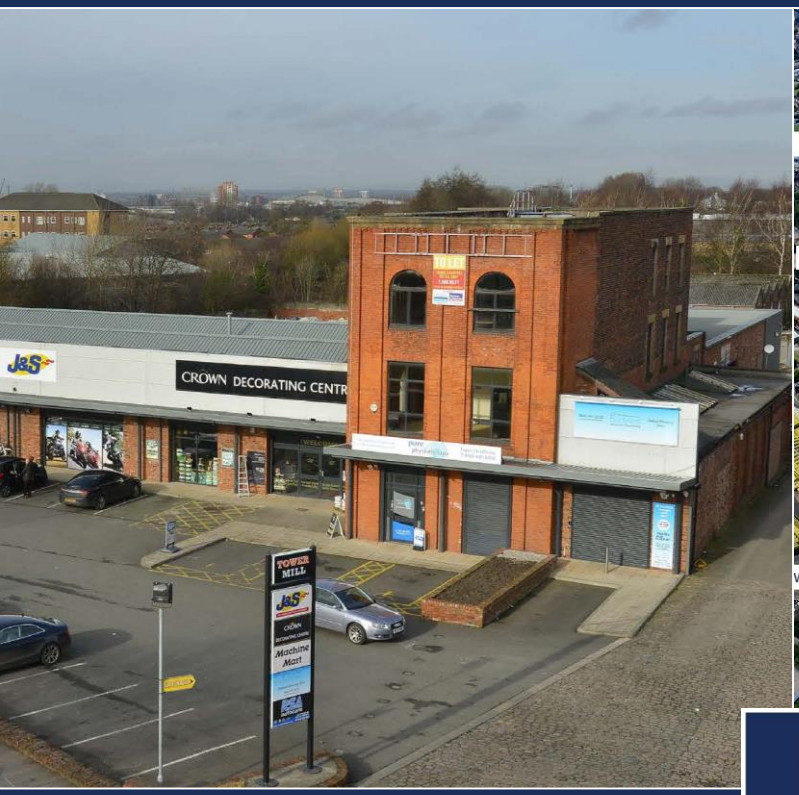
Tower Mill

1,270 sq ft – 2,540 sq ft

Ashton Old Road, Openshaw,
Manchester, M11 1AA

Description

The available accommodation is arranged over first and second floors and is considered suitable for office or a variety of alternative uses following refurbishment and any necessary planning permission required. The space is contained within the main tower with access provided via a side entrance directly off the service road. Each floor is largely open-plan and can be made self-contained. The landlord is undertaking some rudimentary plumbing and electrical works to the property and any additional fit out works can be undertaken subject to discussion and agreement.



RENT	RATES PAYABLE	SERVICE CHARGE	EPC
£10,000 pa Per Floor	£TBC	£TBC	BAND B:50

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Location

Openshaw is a suburban area on the outskirts of Manchester situated 3½ miles east of the city centre. Ashton Old Road (A635) is one of the main arterial routes linking Manchester with the M60 Motorway at Junction 23 which provides fast links to the regional motorway network. Gorton Railway station is less than 10 mins walk with trains to/from Manchester Piccadilly.

Tower Mill is prominently situated fronting Ashton Old Road and the immediate area has witnessed significant regeneration and investment as part of the East Manchester Regeneration Scheme. Amenities are situated in close proximity, including the Lime Square Retail Park which was constructed in 2010.

Accommodation

Property	Sq Ft	Sq M
1st Floor Offices	117.98	1,270
2nd Floor Offices	117.98	1,270
Total	**235.96**	**2,540**

Rent

First Floor: £10,000 per annum
Second Floor: £10,000 per annum

Please note, rents quoted are exclusive of VAT, Business Rates, Buildings Insurance and Service Charge.

Legal Costs

Each party to be responsible for their own legal costs incurred.

VAT

All prices/rents quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

Viewings

Strictly by appointment with the sole agents, Matthews & Goodman on 0161 839 5515.

Excellent Transport Routes

Prominent Location

Kitchen

Parking

Natural Ventilation

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t. 0161 214 4665
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