

Ashton Leisure Park

Ashton-under-Lyne, OL7 0PG



Opportunities available from 2,500 – 5,500 sq ft



Scheme Details

Scheme Size

106,744 sq ft

Location

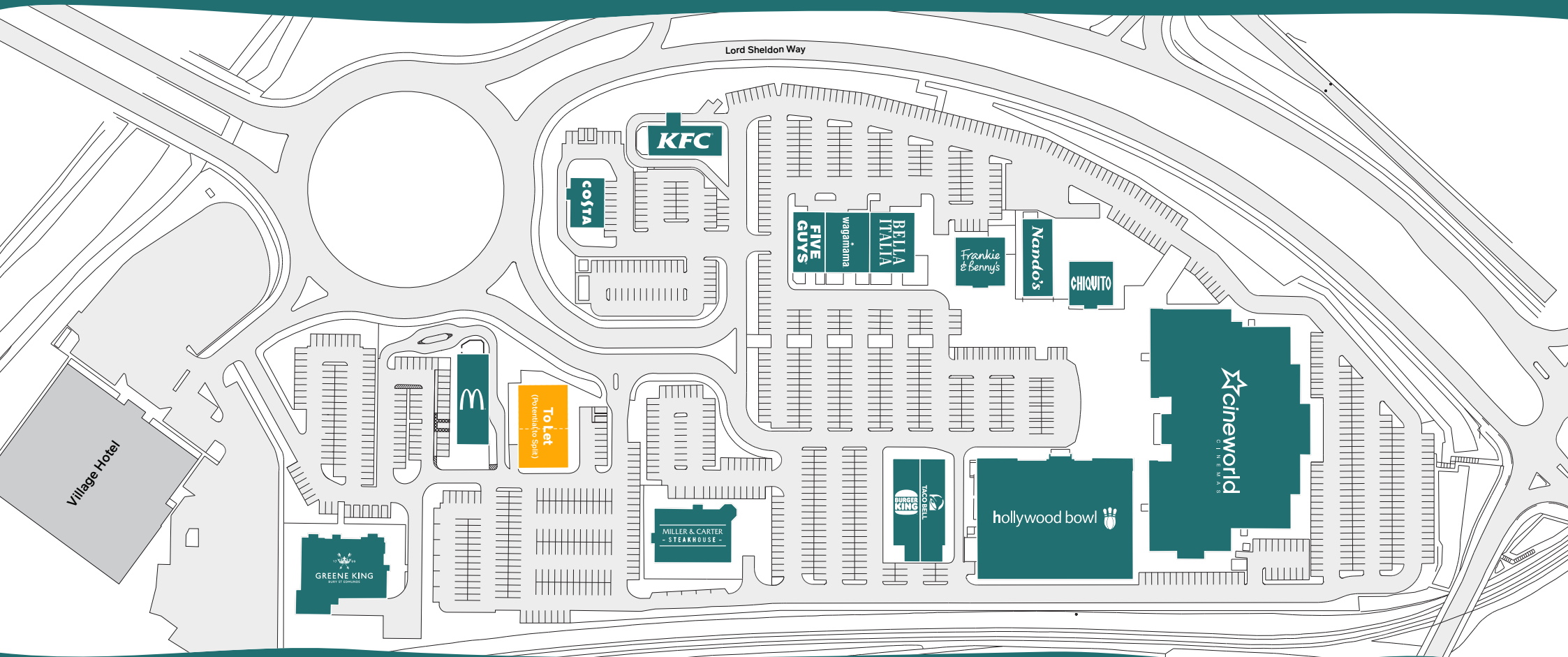
Located 6 miles to the east of Manchester City Centre, Ashton Leisure Park is prominently located on the A6140 Lord Sheldon Way.

The park is highly accessible from the M60 just 200m from Junction 23. Ashton West Metro Station located immediately outside the park also provides further accessibility from Manchester City Centre.

Occupiers

Cineworld (14 screens), Hollywood Bowl, Nando's, Wagamama, Five Guys, Bella Italia, Taco Bell, Frankie & Benny's, Chiquito, Burger King, Greene King, Miller & Carter, KFC and McDonald's. Occupiers also in the immediate vicinity include Village Hotels, Sainsburys and Ikea.





Tenure

The property is available by way of a new lease. Rent is available upon application.

Accommodation

The existing unit extends to 518 sq m / 5,578 sq ft, however it can be sub-divided, subject to planning, to suit occupier requirements.

The plan adjacent shows an indicative split option, providing the following unit sizes:

Floor	sq m	sq ft
Unit A	277 sq m	(2,982 sq ft)
Unit B	241 sq m	(2,596 sq ft)

Use

E(b)

Rating

Interested parties are advised to make their own enquiries to the local authority. Further information is also available at: www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating to be confirmed.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Viewing to be undertaken strictly through prior arrangement with one of the following agents, contact details below:

Contact

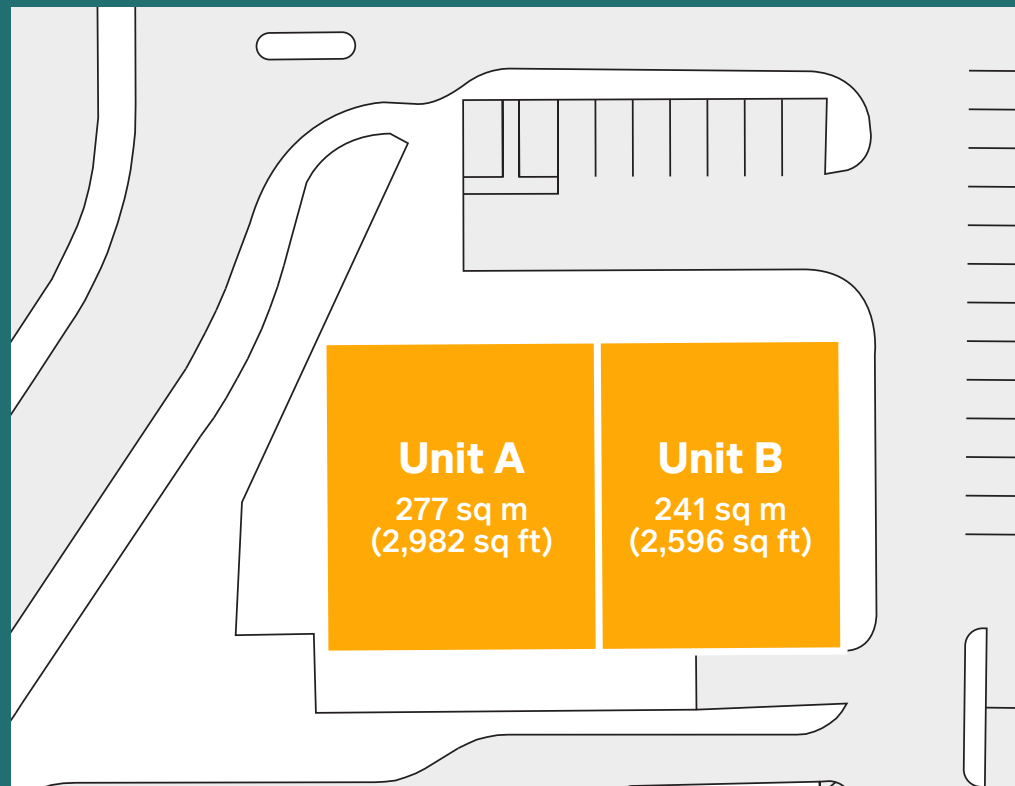


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