

FOR SALE

INDUSTRIAL



**TUDOR INDUSTRIAL ESTATE, ASHTON STREET,
DUKINFIELD,
CHESHIRE, SK16 4RN**

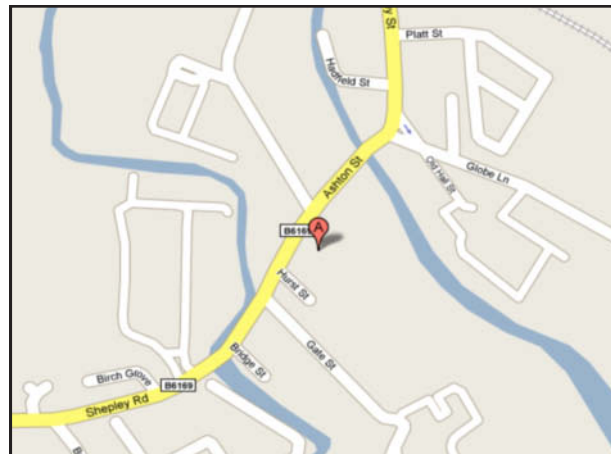
1,869.10 SQ M (20,120 SQ FT)

- Suitable for light industrial use/storage and distribution
 - Ease of access to M67 and M60 motorways
 - Large concrete surfaced yard

**Edward
Symmons**

0161 216 9197

www.edwardsymmons.com



LOCATION

The property is located on the Tudor Industrial Estate, a small industrial estate located off Ashton Street B6169 in Dukinfield.

Ashton Street links with Guide Lane A6107 which in turn provides access to Junction 1 of the M67 motorway which in turn links with the M60 orbital motorway approximately 3 miles distance.

DESCRIPTION

The building comprises a warehouse with ancillary office block which has been constructed to the following specification:-

- Steel framed construction
- Profile steel clad roof cover
- Level access loading bay
- Eaves height 4.87 metres
- Sprinklers throughout
- Two storey ancillary/office block
- Large concrete surfaced yard

ACCOMMODATION

We have measured the premises on the basis of its gross internal area (GIA) which is as follows:-

Warehouse	1,438.12 sq m	(15,480 sq ft)
Workshop/Canteen	215.49 sq m	(2,320 sq ft)
First floor offices	215.49 sq m	(2,320 sq ft)

TOTAL APPROX. GIA 1,869.10 sq m (20,120 sq ft)

PLANNING

The building is located in an area that is allocated for Employment Uses within the current Urban Development Plan. All interested parties should make their own enquiries with the Local Planning Authority.

RATES

The property is entered in the 2005 Rating List as follows:-

Description: Works Office and Premises
 Rateable Value: £41,500

TENURE

The property is held freehold.

PRICE

Upon application.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

VAT

All prices and rents where quoted are exclusive of, but maybe liable to VAT.

LEGAL COSTS

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

VIEWING

Strictly by appointment through the sole agent, Edward Symmons.
 Contact: Robert Donnelly
 Tel: 0161 216 9197
 Fax: 0161 216 3123
 Email: robert.donnelly@edwardsymmons.com

Ground Floor, Cloister House, Riverside, New Bailey Street, Manchester M3

Misrepresentation Act 1967

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- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the Purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
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- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

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