

FOR SALE / TO LET

Crescent Road

Ashton-Under-Lyne, Manchester, SK16 4HY

2.14 Acre Open Storage Land with Industrial Unit

- Superb opportunity to acquire a fully secured parcel of open storage land / hardstanding, situated in a strategic industrial area with access to j 23 M60.
- A single storey industrial/warehouse unit of 2,800 sq. ft is located at the entrance to the property.





Description

The property is a fully fenced and secured cleared site, which is suitable for a variety of general storage and industrial uses. The single storey warehouse also provides further internal storage or ancillary accommodation.

Location

Crescent Road is situated in a well-established industrial area, just half a mile from Ashton town centre and 8 miles from Manchester City Centre. The site benefits from strong connectivity, with Junction 23 of the M60 orbital motorway just 1.5 miles to the east, which connects to the wider motorway network.





Areas

Industrial/warehouse unit	2,800 Sq. Ft
External Storage Area	1.46 acres
Gross Plot Area	2.14 acres

*The areas detailed are approximate areas.**

Proposed Works

The landlord plans to undertake minor works to the open storage land including patch repairs and removal of debris/vegetation as shown in the architect's indicative drawings of the site post-refurbishment.

Terms

The site is available freehold or leasehold.





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