

Ashton  
Moss **AM290**

To Be Fully Refurbished



**To Let**

**289,805 SQ FT**  
**(26,923.58 SQ M)**

**High Profile Distribution/Warehouse Unit  
with Extensive Offices**

**AM290.co.uk**



Strategic location  
adjacent to M60 (J23)

Large self-contained site  
with expansion land



Unit 1 Alexandria Drive, Ashton Moss, OL7 0QN

# AM290

Modern High Specification Distribution Facility  
within 5 miles of Manchester City Centre



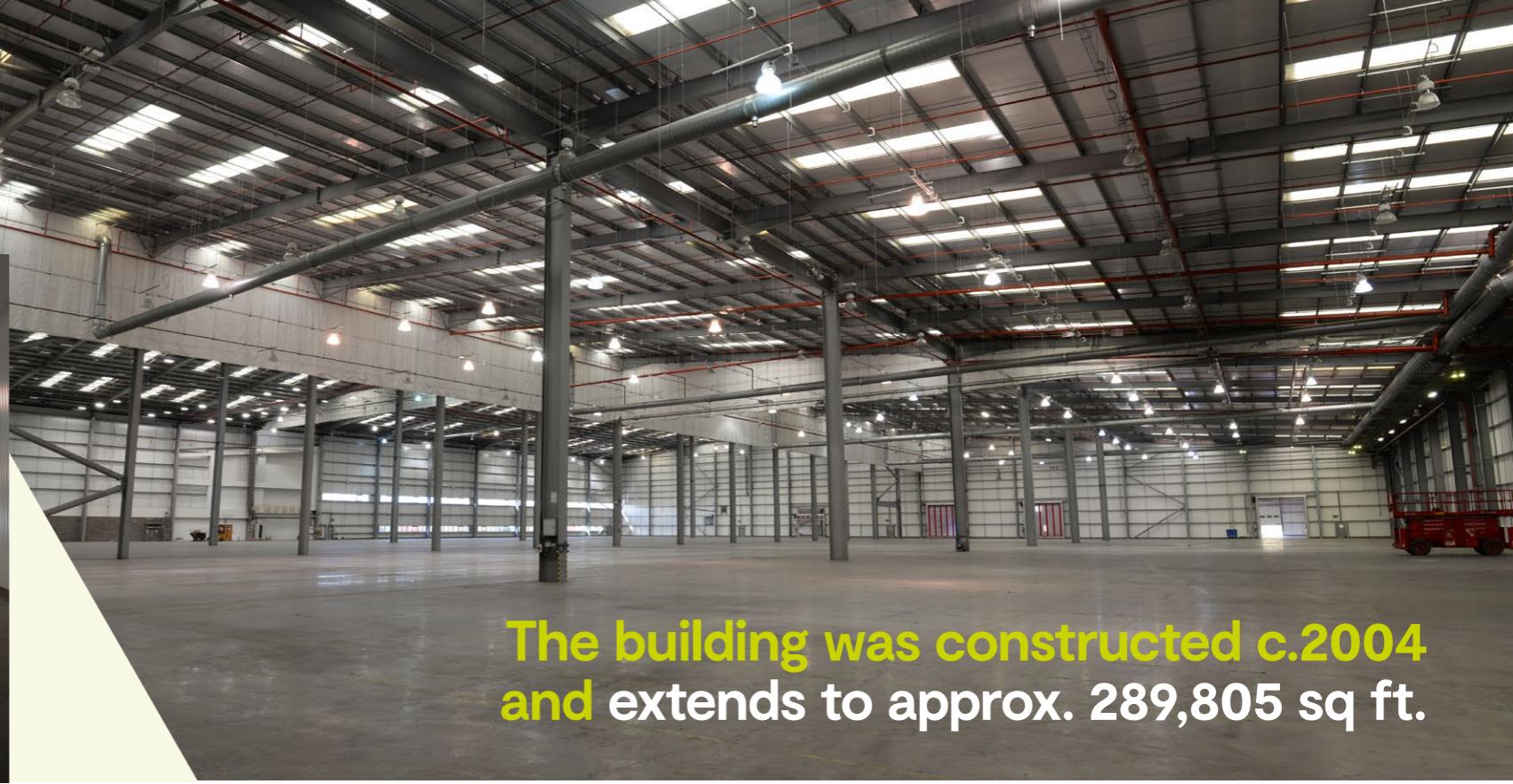
# AM290

## A Gateway to East Manchester



Unit 1 Alexandria Drive, Ashton Moss, OL7 0QN

# Internal Overview



**The building was constructed c.2004 and extends to approx. 289,805 sq ft.**

The interior of the building provides the following specification:



289,805 sq ft /  
26,923.58 sq m



12m-16m to the  
Haunch



Three Storey  
Offices



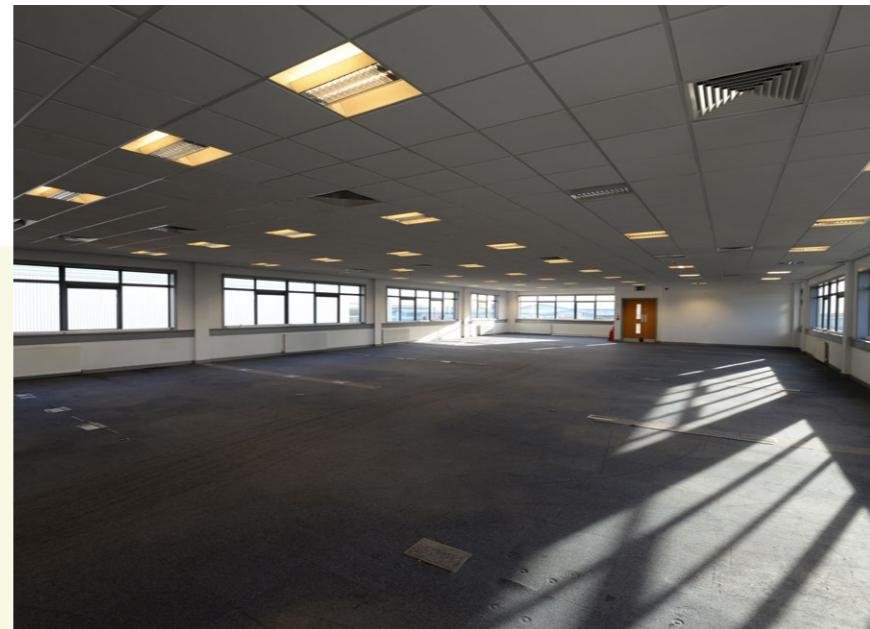
1.2 MVA  
Power Supply



LED  
Lighting



Sprinkler System  
(2 Tank Supply)



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# External Overview



The exterior of the building provides the following specification:



Extensive Yard Areas



3 Level Access Loading Doors



20 Dock Level Loading Doors



Expansion Land



17.5 Acre Self-contained Site



Van Despatch Area with 4 doors



Low Site Density



Vehicle Wash Area



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# AM290

**Ashton Moss is a highly accessible employment site in the Borough of Tameside and Comprises over 1 Million sq ft of High-quality Mixed-use Development.**



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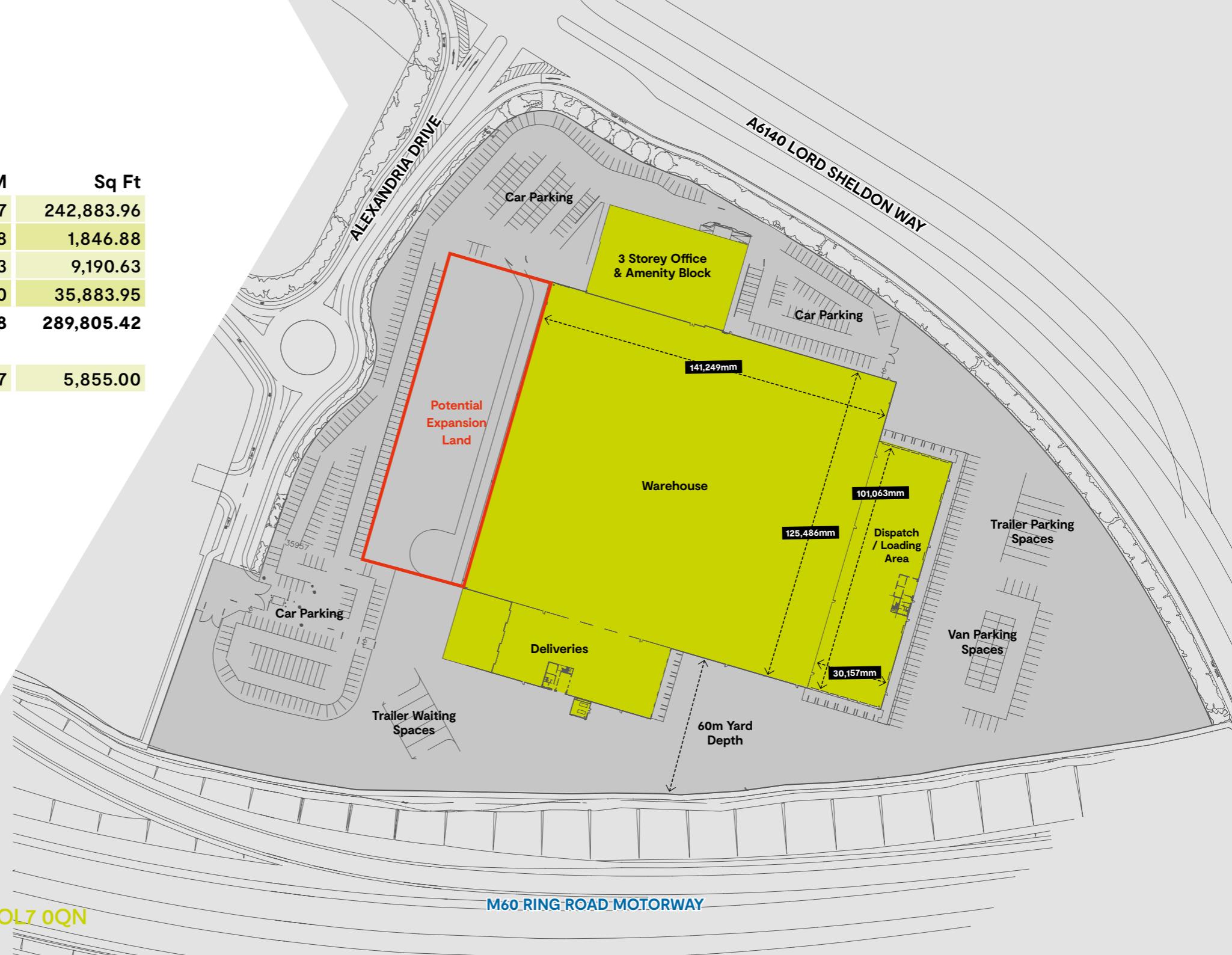
## Accommodation

Description	Sq M	Sq Ft
Warehouse	22,564.47	242,883.96
Dispatch/Loading Offices	171.58	1,846.88
Amenity Block	853.83	9,190.63
Offices	3,333.70	35,883.95
<b>TOTAL</b>	<b>26,923.58</b>	<b>289,805.42</b>
Canopy	543.97	5,855.00

## Site Area

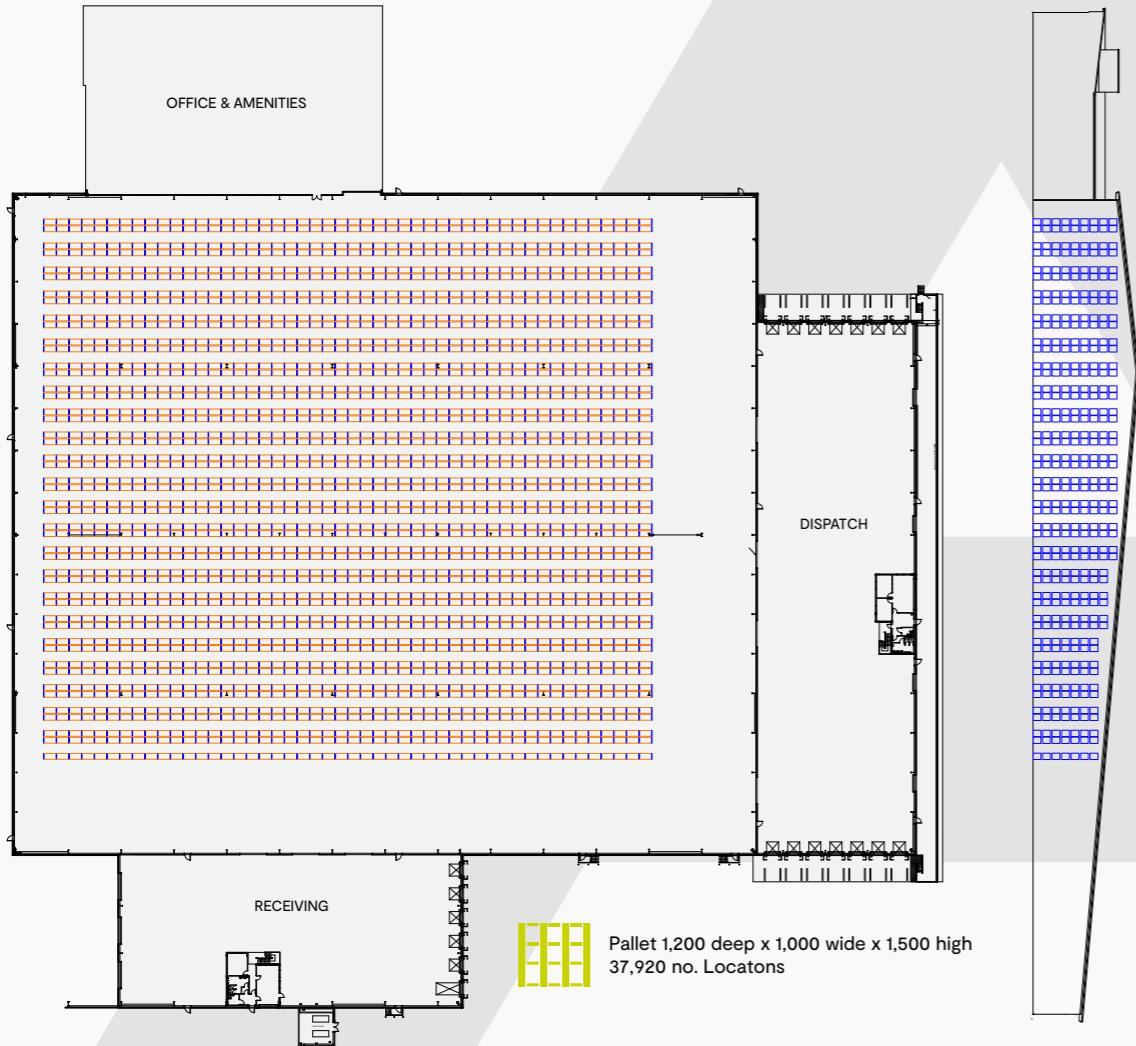
The building sits on a site of:

**17.5 Acres**



# Racking Options

Narrow Aisle layout



Wide Aisle layout



Established Greater Manchester Location  
at Ashton Moss, 5 miles East of  
Manchester City Centre, which  
immediately adjoins  
Junction 23 of the  
M60 motorway

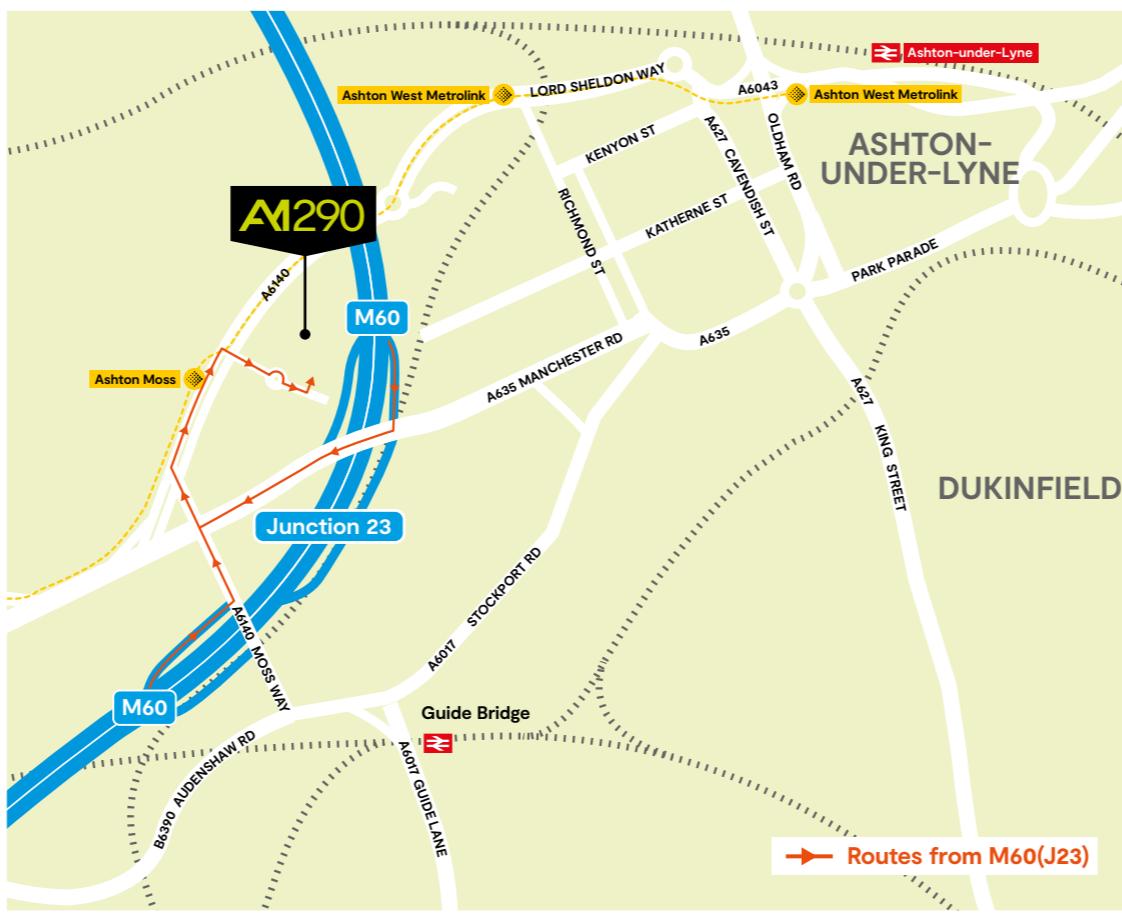


# Location

The locations' strong transport connectivity and readily available labour supply makes it ideally placed for regional and national warehouse users, 3PLs and e-commerce providers to serve regional and national markets.

## Adjacent to

-  **M60**  
Jct 23
-  **Ashton Moss Metrolink**



## Drive Times

J23 M60	0.7 miles
Ashton-under-Lyne	1.5 miles
Eastlands/Etihad Campus	3.5 miles
Manchester City Centre	5 miles
Stockport	5.8 miles



## Expansion Land

Potential to extend the building by a minimum of 53,389 sq ft to provide a total of 343,000 sq ft.



# Ashton Moss **M290**

SAT NAV: OL7 0QN

## Terms

The property is available on a new FRI Lease for a term of years to be agreed.

## VAT

VAT will be payable at the prevailing rate on any transaction undertaken.

## Rateable Value

We recommend any interested parties make their own enquiries with the local authority.

## EPC

An Energy Performance Certificate is available upon request.

## Further Information

For more information please contact the joint agents:

**DTRE**

**0161 549 9760**

[www.dtre.com](http://www.dtre.com)

**CPP**  
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