

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**

**AM** Unit 1 Alexandria Drive, Ashton Moss, OL7 0QN

**AM290.co.uk**

Strategic location  
adjacent to M60 (J23)

Large self-contained site  
with expansion land





# **AM290** Modern High Specification Distribution Facility within 5 miles of Manchester City Centre

MANCHESTER CITY CENTRE

M60  
(JCT 23)

Ashton Moss Metrolink Stop

**AM290**

# **A Gateway to East Manchester**



Unit 1 Alexandria Drive, Ashton Moss, OL7 0QN









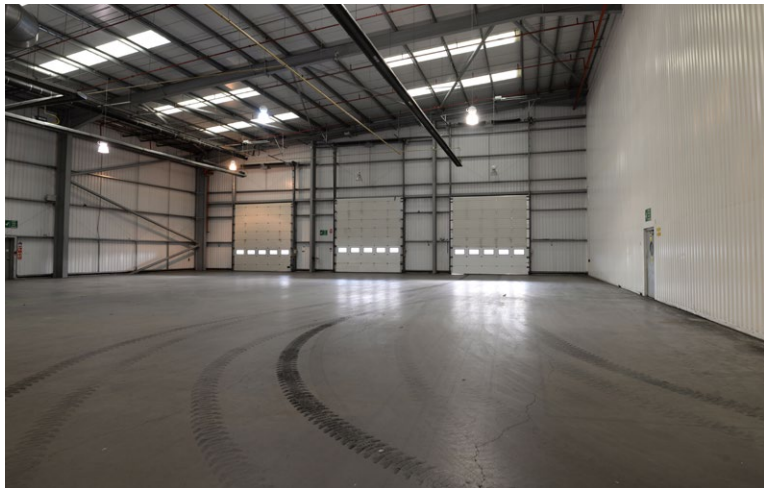
# Internal Overview



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)





# 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







**M290**

ASHTON UNDER LYNE

M60 (JCT 23)

M60 (JCT 23)

Shipe,  
Retail Park

**M290**

**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.**



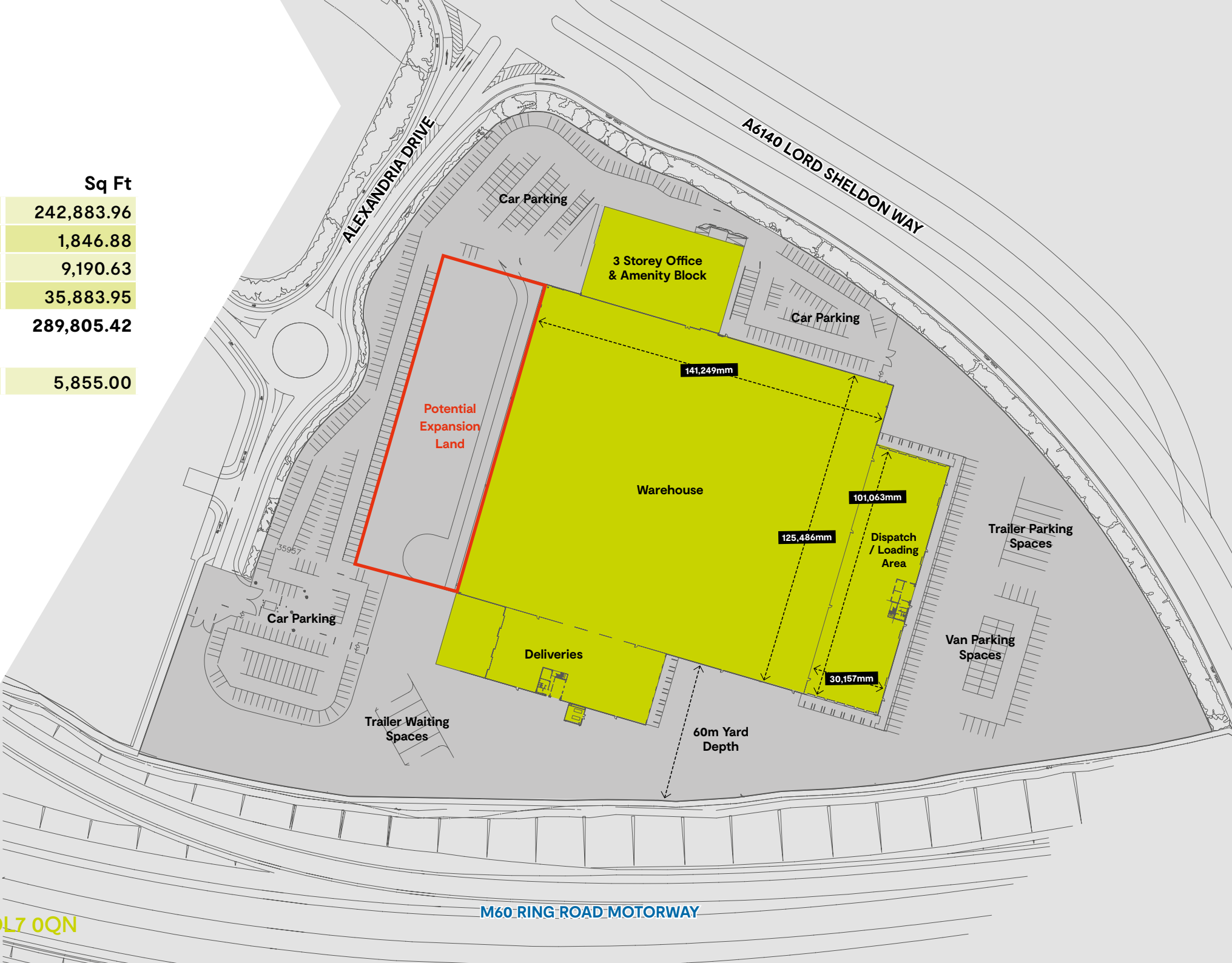
# Accommodation

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
TOTAL	26,923.58	289,805.42
Canopy	543.97	5,855.00

# Site Area

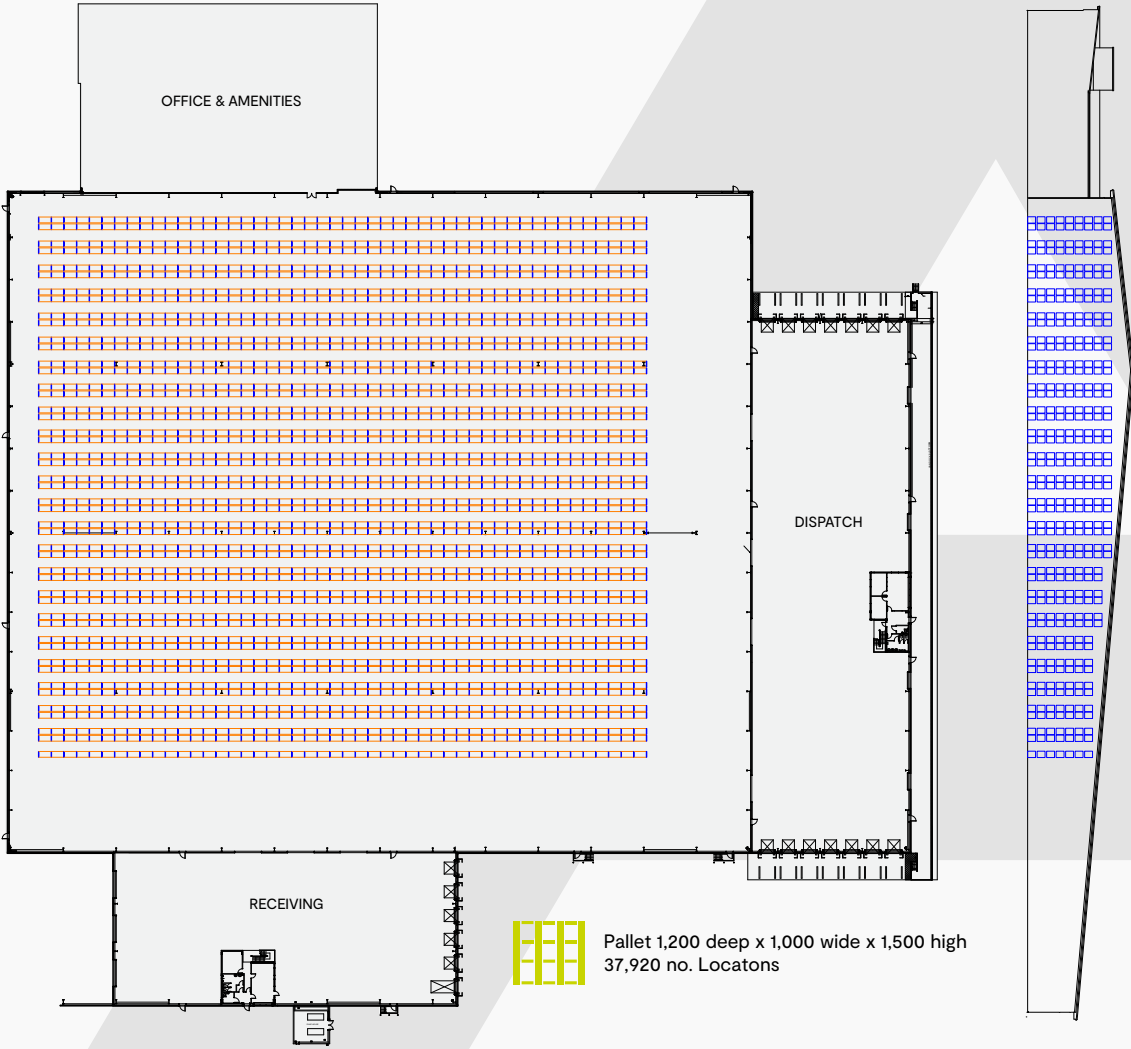
The building sits on a site of:

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



A1290

IKEA

VILLAGE  
HOTELS

Ashton Moss

Notcutts  
GARDEN INSPIRATION SINCE 1857

Sytner

SCREWFIX

TOOLSTATION

selco  
BUILDERS  
WAREHOUSE

(Jct 23)

Route from J23

Scapa

Argos

Dunelm

currys

Route from J23

M60

(Jct 23)

b&m

A1

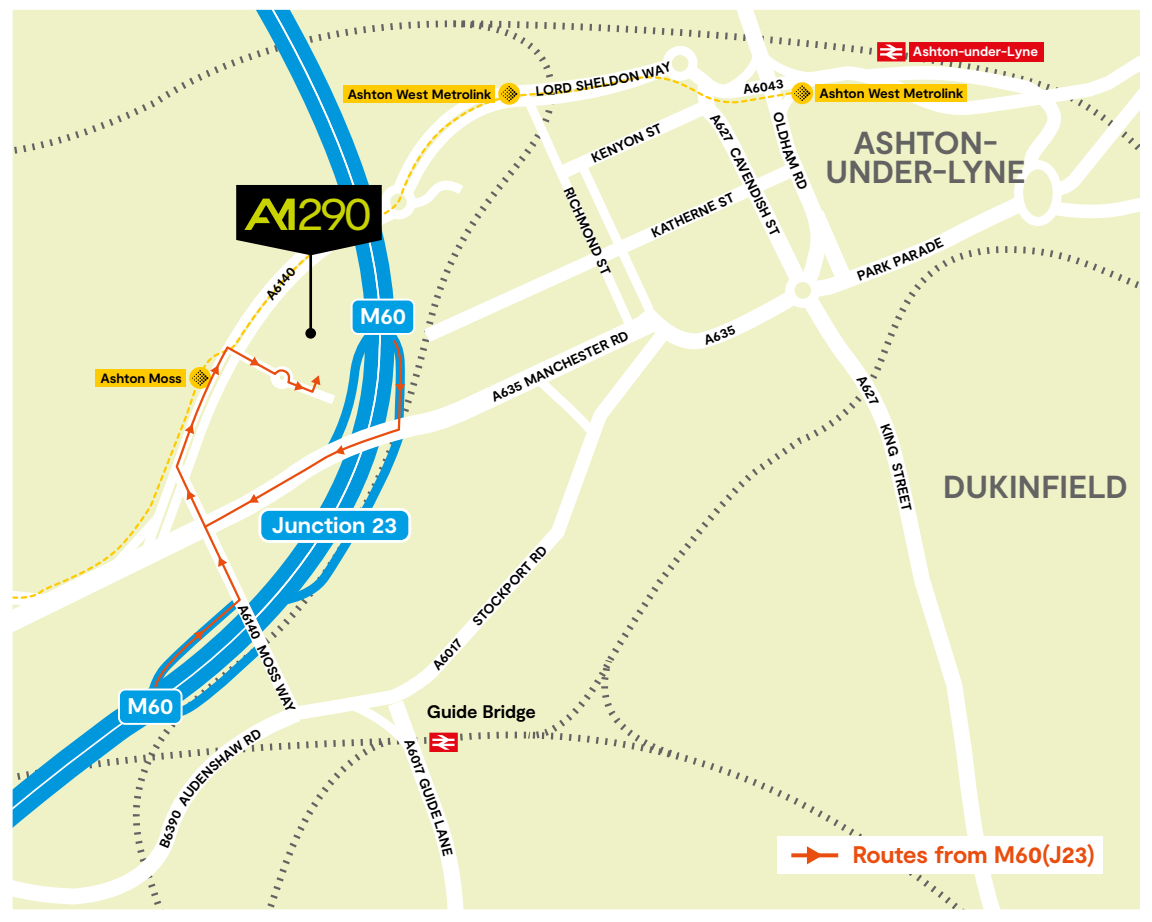
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# Location

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



## 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.



Unit 1 Alexandria Drive, Ashton Moss, OL7 0QN



# Ashton Moss **AM290**

**SAT NAV: OL7 0QN**

## Terms

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

## Rateable Value

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

## VAT

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

## EPC

An Energy Performance Certificate is available upon request.

## Further Information

For more information please contact the joint agents:

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