

Reference: AHN05203

Unit 4 Wharf Parade Lower Wharf Street, Ashton-Under- Lyne, OL6 7PE

Tameside, OL6 7PE

☆ Flexible Lease Available

To Let

£1,000 pcm

1,200 sq ft

Flexible Use

 [Google Maps](#)



Unit 4 Wharf Parade Lower Wharf Street, Ashton-Under-Lyne, OL6 7PE



£1,000 per month + VAT

£12,000 p/a · £10 per sq ft



Flexible Use

For multiple industries



1,200 sq ft internal

111 sq m



Reference

AHN05203



24/7 access



3-Phase Power Supply



LED lighting



Self-contained site

WHAT'S NEARBY



Ashton-Under-Lyne Train Station

4 min drive

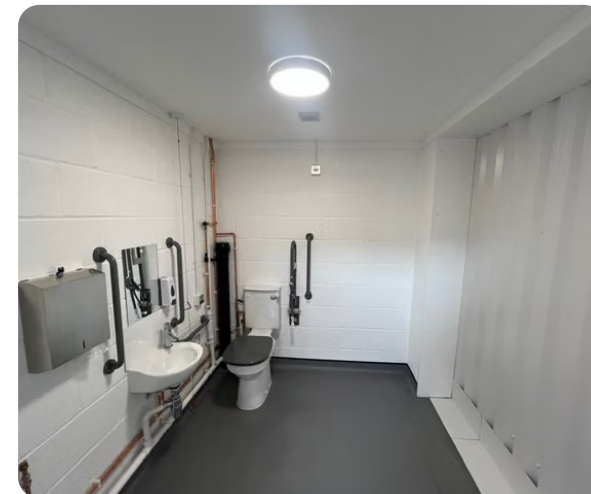


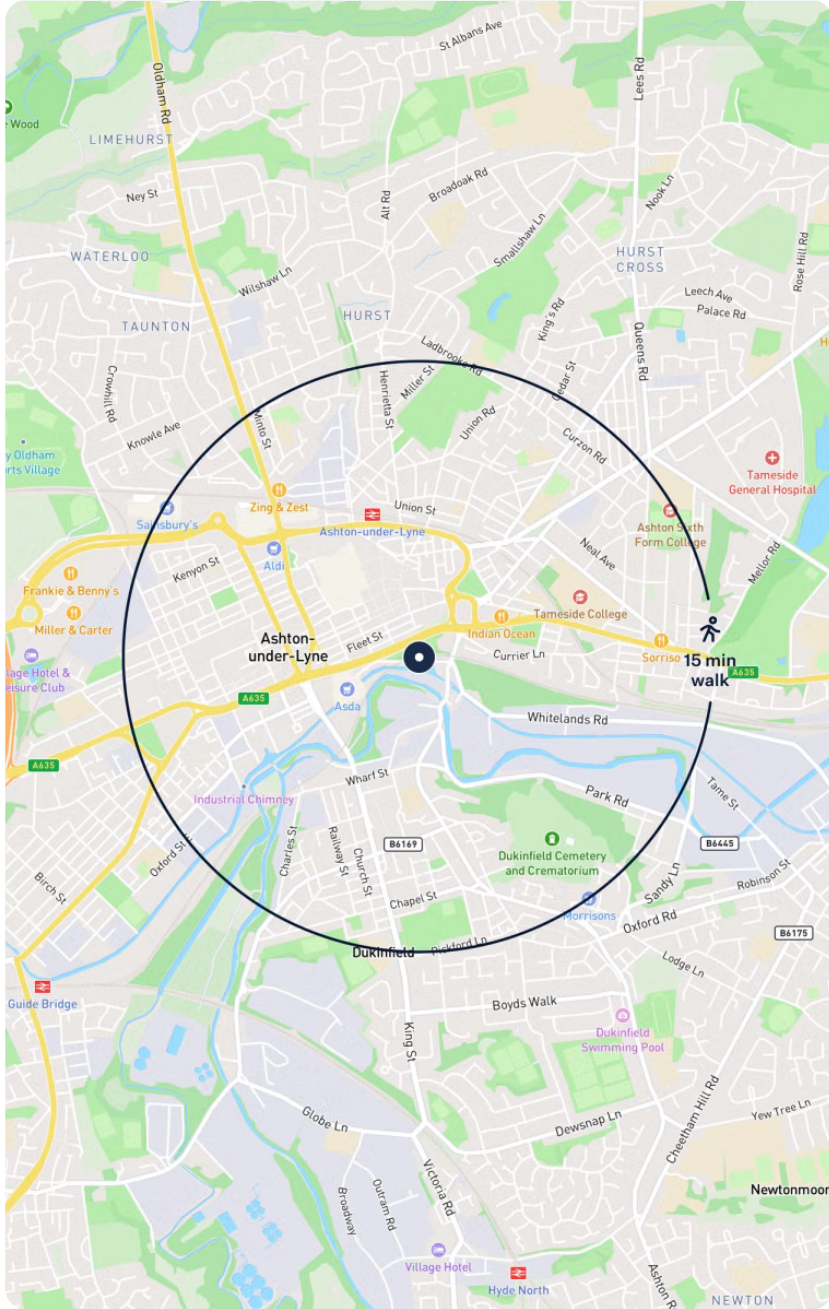
Stalybridge Train Station

6 min drive



Google Maps





Location

Unit 4 Wharf Parade Lower Wharf Street, Ashton-under-Lyne, OL6 7PE

 [vets.before.stones](https://www.vets.before.stones)

 [Google Maps](https://www.google.com/maps)

WHAT'S NEARBY



Ashton-under-Lyne Train Station

4 min drive



Stalybridge Train Station

6 min drive

Cost Breakdown

Costs Per Month

Rent	£1,000
Business Rates	£280
Insurance	£20
Service Charge	£100
Total	£1,400

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£12,000
Business Rates	£3,360
Insurance	£240
Service Charge	£1,200
Total	£16,800

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.



Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.

Get in touch with the agent

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **03335544139**

 **info@thearchco.com**

 **<https://thearchco.com>**

