



SAT NAV: OL7 0AU



# KAYLEY23

ASHTON-UNDER-LYNE, JCT 23, M60

TO LET - WAREHOUSE/TRADE UNITS

600 - 18,400 SQ FT (55.7 - 1,709,4 SQ M)

- SECURE SITE WITH CCTV
- CRANES IN MANY UNITS
- ONLY 3 MINUTES FROM JUNCTION 23 M60

## LOCATION

Kayley Industrial Estate is situated off Richmond Street within half a mile of Ashton-under-Lyne town centre. The estate benefits from excellent access to the national motorway network via junction 23 of the M60 which is located half a mile to the west.

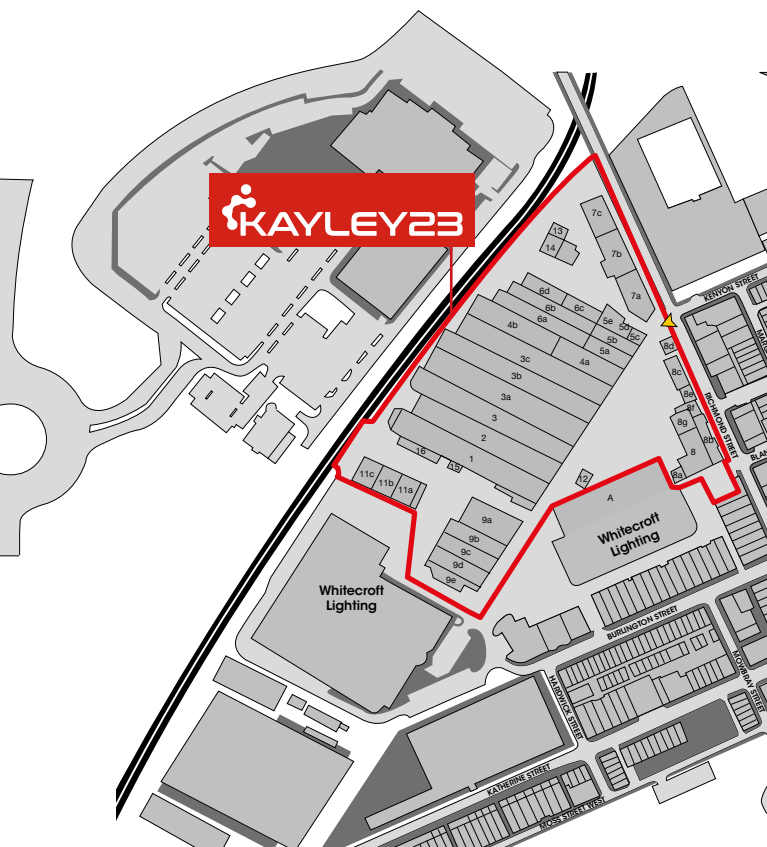
From the A6 35/junction 23 of the M60, follow signs for IKEA. Turn right at the lights onto Richmond Street.

From the A6043, go past IKEA following signs for Manchester City Centre/ Turn left at the lights onto Richmond Street.

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**Kayley Industrial Estate provides a number of both refurbished and modern industrial/warehouse units offering flexible unit sizes within a self contained site.**



  
**KAYLEY23**  
RICHMOND STREET, ASHTON-UNDER-LYNE, OL7 0AU

### TERMS

Further information on terms for each unit is available on request.

### VIEWING

Strictly by appointment with the Joint Agents, Avison Young 0161 228 1001 or JLL 0161 828 6440.



[www.kayleyindustrialestate.co.uk](http://www.kayleyindustrialestate.co.uk)

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**MASTERPLAN**