

**AVISON
YOUNG**

Sixteen.

**Williams
Sillitoe**

Ashbrook Approach Statement

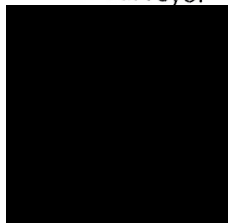
Avison Young and Williams Sillitoe were appointed as joint letting agents for Ashbrook Approach in July 2022 following receipt of planning consent for the scheme comprising four small industrial/business units. We have been actively marketing the scheme since construction started on site in July 2023.

Our marketing material offering the units on an individual basis from 3,870 sq ft has included boards at the entrance to Ashbrook Business Park and on the site itself. Regular marketing meetings have been held with the joint letting agents and brochures and postcards are periodically distributed locally, regionally and nationally. Very little interest was shown in the scheme during the construction period except from Northern Rail who were interested in taking all the units for a training centre. Since practical completion in July 2024, the demand generally for small industrial/business units in the south Manchester area has been very limited as evidenced by the fact that we achieved our first letting of Unit D (5,010 sq ft) in July 2025, some 12 months after practical completion.

Due to the lack of interest in the units, Sixteen Real Estate were brought in as a third agent in June 2025. Whilst we have recently agreed terms to let Unit A, this is on a relatively short term basis and demand remains very patchy for the two other units on an individual basis. However, we have recently had strong interest from a Stockport based company involved in the supply of hardware and software to the retail and gaming sectors. They are keen to take a lease on Units B&C (7,740 sq ft) but require openings to link the units at ground and first floor levels. They are likely to take individual leases of the units to provide for future flexibility. We do not consider that their use would represent an intensification of use on the site nor do we consider that there would be any adverse impact on waste management or increased traffic movements. If anything, it is likely to be the reverse

On behalf of

**Avison Young
Jack Rodgers
Senior Surveyor**



Signature

19/09/25
Date

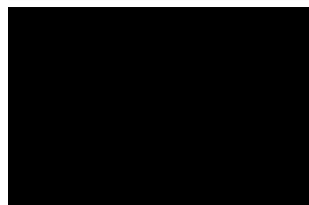
**Sixteen Real Estate
Andy Backhouse
Director**



Signature

19/09/25
Date

**Williams Sillitoe
Mark Sillitoe
Director**



Signature

Date