

TO LET

15,160 sq ft (1,408.4 sq m)
on a site area of 1.185 acres (0.479 ha)

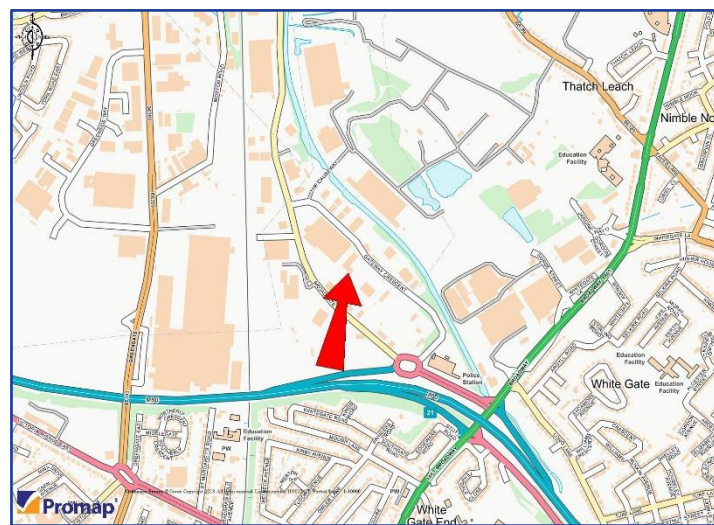
- Prominent unit
- Low site coverage
- To be refurbished
- Well located for regional motorway



Modern Industrial Unit with Two Storey Offices

Unit 12, Gateway Crescent
Oldham Broadway Business Park
Chadderton
Oldham
OL9 9XB





LOCATION

The property is located on Gateway Crescent within Oldham Broadway Business Park. The Business Park is Oldham's most popular industrial estate and has attracted a number of high profile quality occupiers.

The property is within 200 meters of Junction 21 of the M60 Motorway and 1 mile from Junction 22 of the M60 from where the majority of the region's extensive motorway network can be reached with relative ease.

DESCRIPTION

The subject property is a steel portal frame warehouse unit, with part clad and part brick elevations. The unit has two storey offices to the front. The facility sits within a regular shaped fully secure site of 1.185 acres (0.479 hectares).

SPECIFICATION

The building is due to undergo a comprehensive refurbishment programme and benefits from the following specification:

- Extensive yard areas
- 2 x roller shutter door
- High bay sodium lighting
- Heating to the warehouse and offices
- Fully alarmed

ACCOMMODATION

The property has the following gross internal floor areas:

	Sq ft	Sq m
Warehouse	12,126	1,126.5
Ground Floor Office	1,520	141.2
First Floor Office	1,514	140.7
Total	15,160	1,408.4
Site Area	1.185 acres	0.479 ha

SERVICES

We understand the property is connected to mains drainage. Water, gas and electricity are connected from public supplies.

EPC

An Energy Performance Certificate is available upon request.

RATEABLE VALUE

The property is described as "Factory, Offices and Premises" and has a Rateable Value of £67,500 effective 1st April 2017.

We advise any prospective tenants to make their own enquiries of Oldham Council.

PLANNING

The property is situated on an established industrial estate and we believe there are no planning restrictions. Interested parties should however, make their own enquiries of the Oldham Council Planning Department.

TERMS

The accommodation is available by way of new full repairing and insuring leases for terms to be agreed.

RENTAL

Upon application.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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