

FOR SALE / TO LET

249,517 sq ft (23,180.75 sq m) (may sub-divide individual floors)

On a site area of 5.02 acres (2.73 hectares)

- Heating and lighting throughout
- Fully sprinklered
- 2 dedicated service lifts
- Substantial yard
- Racking available

[Enter](#)



Substantial Multi-Storey Mill Complex

Chadderton Mill

Fields New Road, Chadderton, Oldham, OL9 8PB



Chadderton Mill

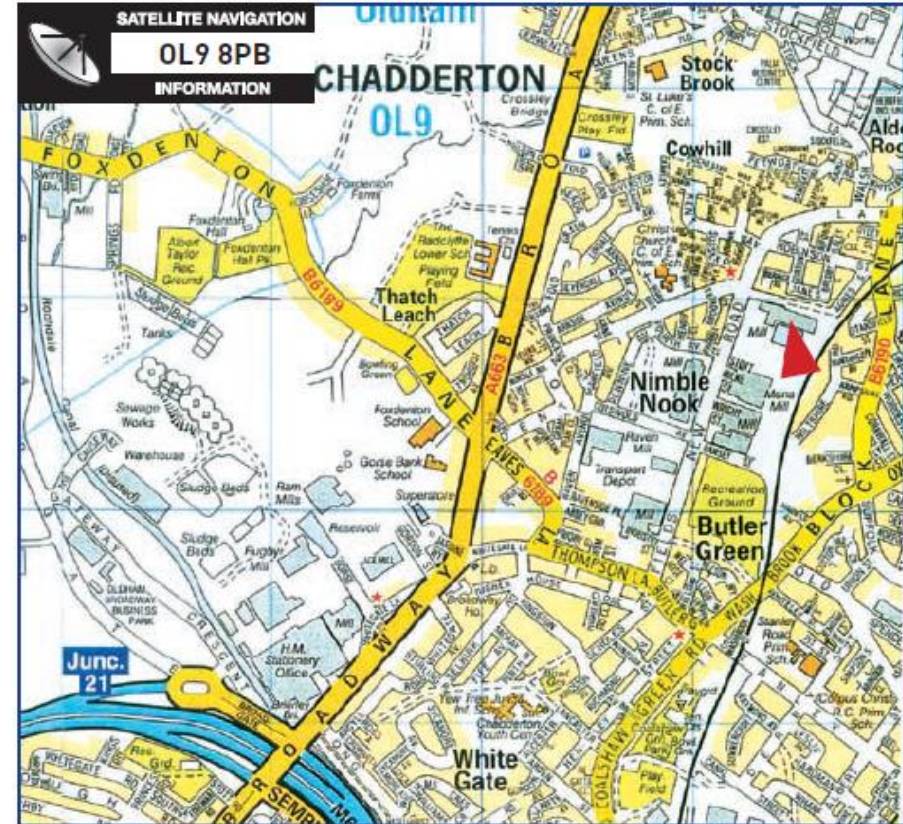
Fields New Road, Chadderton, Oldham, OL9 8PB

[HOME](#)[LOCATION](#)[DESCRIPTION](#)[ACCOMMODATION](#)[GALLERY](#)[FURTHER
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LOCATION

The property is located approximately 1 mile to the west of Oldham town centre. It is situated off Fields New Road, which is close to the main A663 Oldham Broadway, which links Oldham and Manchester.

Oldham Broadway provides access to Junction 21 of the M60 Orbital Motorway, approximately 1 mile to the south of the subject property whilst to the north the A627(M) provides motorway access to both Rochdale and the M62 in Yorkshire.



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DESCRIPTION

The Grade II listed property comprises a substantial detached four storey, plus lower ground, industrial mill which appears to date from the early 1890's. The property is of traditional brick construction under a flat roof.

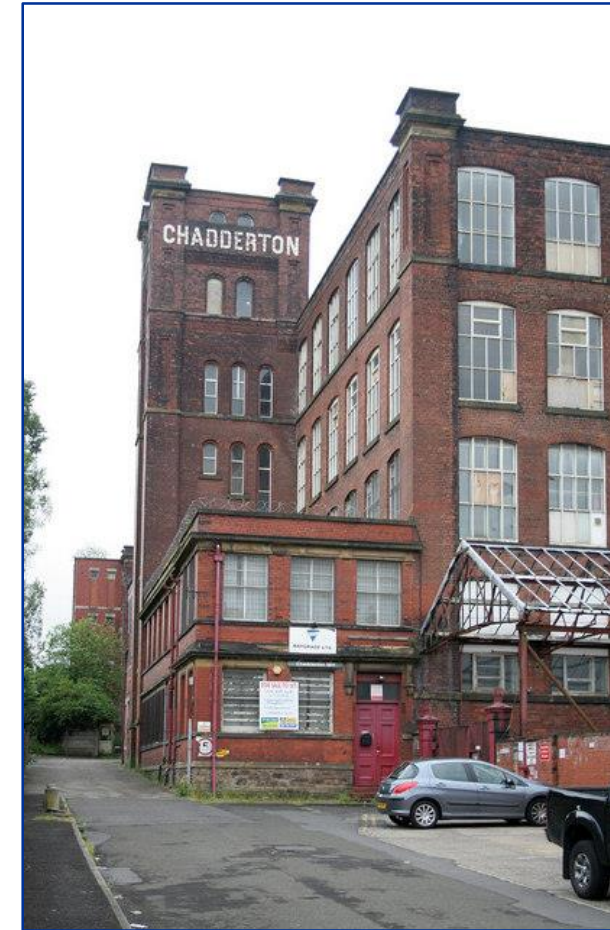
The accommodation is configured to provide open plan warehouse space over the individual floors and benefits from two operational service lifts, one providing access from basement to first floor only and the other providing access to all floors.

The property occupies an irregular shaped site extending to approximately 5.02 acres (2.03 hectares). The property benefits from a yard area which provides loading access, staff and visitor car parking.

SPECIFICATION

The property has the following specification:

- Two service lifts
- Heating and lighting to each floor
- Sprinklered throughout
- Floor to ceiling from 2.13 to 3.2m
- Yard / Hardstanding



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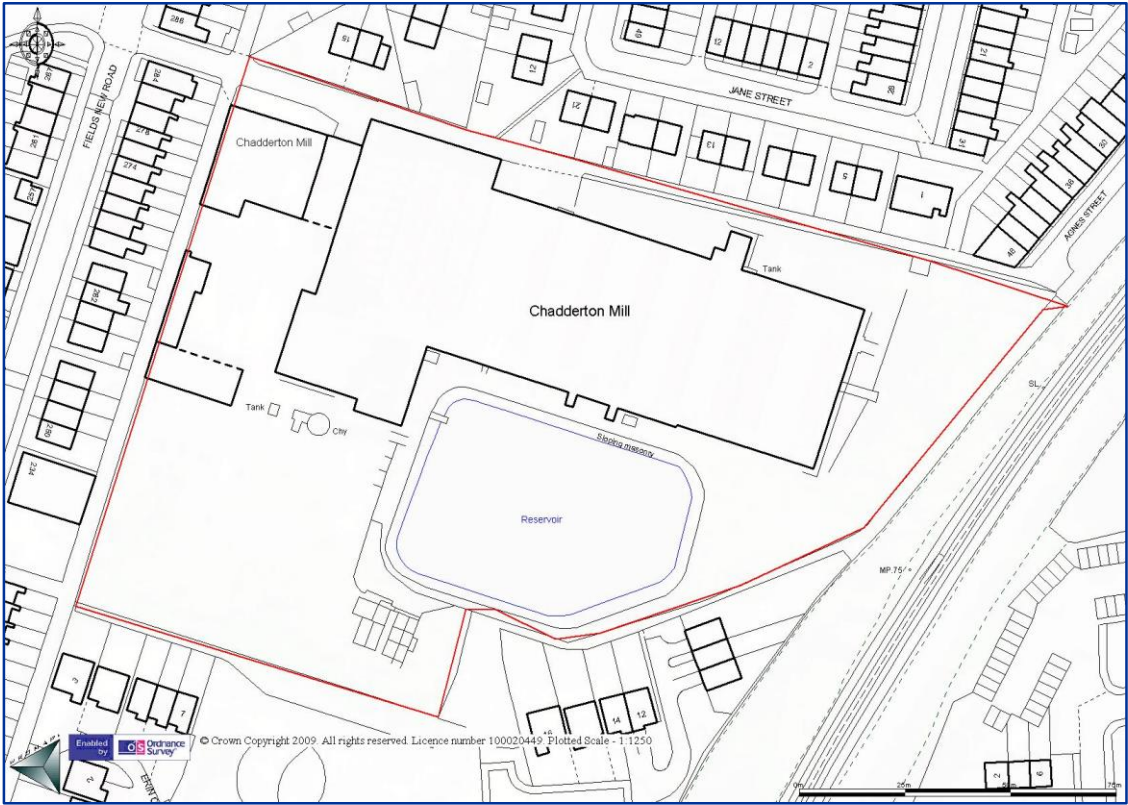
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ACCOMMODATION

The premises has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area basis as follows:

	Sq ft	Sq m
Basement	36,466	3,387.77
Ground Floor	54,818	5,092.74
Mezzanine	25,851	2,401.60
First Floor	54,818	5,092.74
Second Floor	38,782	3,602.95
Third Floor	38,782	3,602.95
Total	249,517	23,180.75
Site Area	5.02 acres	2.03 ha

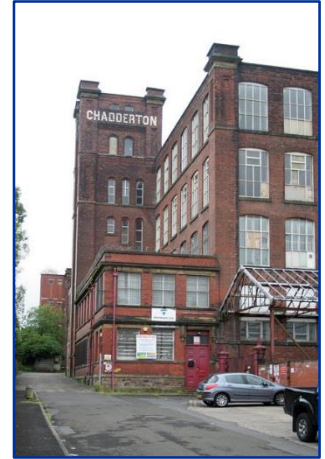
May sub-divide floor by floor.



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Services

We understand all mains services are available to the property including three phase and single phase electricity, gas, mains water and drainage.

Energy Performance Certificate

An Energy Performance Certificate is available on request.

Rateable Value

The property is listed as "Workshop and Premises" and has a current Rateable Value of £72,500.

We would advise that all interested parties make their own enquiries in relation to rates.

Planning

The property is a Grade II Listed building. The site is currently being used for storage and distribution and may be suitable for B1/B2 subject to planning.

The property is situated within an established residential area. Interested parties should make their own enquiries with the Local Council regarding operational hours of use.

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed. Alternatively a sale of the whole may be considered.

Rental / Price

Upon application.

VAT

All prices 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.

Viewing and All Other Enquiries

For further information, or to arrange a viewing, please contact:

Rick Davies
07831 658804
rick@daviesharrison.com

Sam Rodgers
07903 518044
sam@daviesharrison.com

Jack Rodgers
07929 845329
jack@daviesharrison.com

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Aerial photography provided via Google Earth
June 2019