

# TO LET

500 sq ft – 30,000 sq ft (46.45 sq m – 2,787.07 sq m)



Office / Industrial Accommodation

## Greenacres Road

Oldham  
Lancashire  
OL4 3NS





# Greenacres Road, Oldham, Lancashire, OL4 3NS

## LOCATION

The subject property is located on Greenacres Road which lies approximately 1½ miles from Oldham town centre.

The area offers excellent transport links being approximately 4 miles from the M60 and 6 miles from the M62 Motorways.

## DESCRIPTION

The accommodation is housed within 2 mill buildings that sit side by side and offers a variety of office / industrial space across ground / first and second floors.

## SERVICES

The property is connected to mains drainage. Water and electricity are connected from public supplies.

## EPC

An Energy Performance Certificate is available on request.

## RATES

Business rates are included within quoted rents.

## PLANNING

The property is situated in an established industrial estate and we believe there to be no planning restrictions. Interested parties should make their own enquiries of the Local Planning Authority.

## TERMS

Accommodation is available to lease on terms to be agreed. Flexible arrangements are available.

## RENTAL

Prices quoted under “Current Availability” are negotiable depending on length of contract agreed.

## VAT

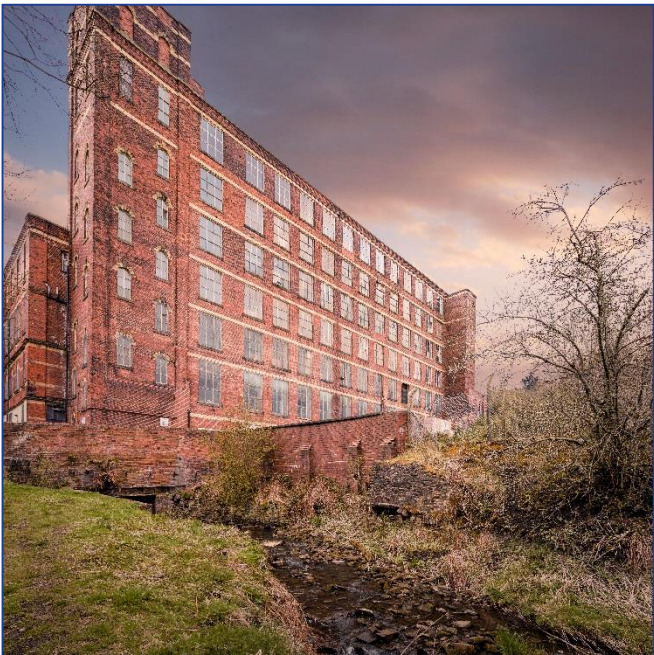
All prices are quoted exclusive of but will be subject to VAT at the prevailing rate.

## LEGAL COSTS

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

## PEGASUS TRADING

Pegasus Trading & Logistics can also take care of all of your business warehouse and fulfilment needs by providing flexible terms and competitive rates for your pallet storage or other business requirements. They currently service global importers of wholesale goods, national food and drink suppliers and new start up businesses who want to save on their start up costs by outsourcing their receipt, picking and dispatch operation.



Substantial Multi-Storey Mill Complex

CURRENT AVAILABILITY / SPECIFICATION

The available accommodation offers the following specification:

36,000 sq ft (3,344.48 sq m) Warehouse

- Ground Floor
- 6m high
- 24 hour access with own alarm panel
- Optional office suitable for 12 workstations
- Dedicated loading bay suitable for artic vehicles / containers
- Additional ground level loading bay suitable for smaller deliveries / couriers etc
- Internal warehouse office included
- £5.25 per sq ft per annum, inclusive of rates

32,000 sq ft (2,972.87 sq m) Warehouse

- Level 1 with lift access
- Secure space
- Dedicated loading bays suitable for artic vehicles / containers
- 24 hour access with own alarm panel
- £4.50 per sq ft per annum, inclusive of rates

15,368 sq ft (1,427.72 sq m) Warehouse

- Ground level
- Individual building (self-contained)
- 24 hour access with own alarm panel
- CCTV and 24 hour monitored surveillance
- £5.00 per sq ft per annum, inclusive of rates

1,500 sq ft (139.35 sq m) Office

- Ground Floor
- 3 internal partitioned offices for management / meeting rooms
- Semi-serviced
- Air conditioning
- £12-£14 per sq ft per annum, inclusive of rates

4,500 sq ft (418.06 sq m) Warehouse

- First Floor
- Lift access
- Accessible from 6am to 6pm Monday to Friday
- Optional 565 sq ft office adjoined
- £4.50 per sq ft per annum, inclusive of rates

Warehouse space from 500 sq ft up to 30,000 sq ft (46.45 sq m up to 2,787.07 sq m)

- Open plan warehouse
- Suitable for fulfilment service
- Accessible from 6am to 6pm Monday to Friday
- Pallet storage
- Temporary / seasonal storage
- From £4.00 per sq ft per annum, inclusive of rates

NB. Prices quoted are negotiable and are on an all-inclusive basis (business rates and utilities)

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

SAM RODGERS  
Surveyor  
07903 518044

JACK RODGERS  
Assistant Surveyor  
07929 845329

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