

FOR SALE

340,493 sq ft (31,632.81 sq m)

On a site area of 5.52 acres (2.23 hectares)

- Substantial mill complex
- Situated 3 miles from M62 Motorway
- Potential residential redevelopment opportunity

Enter



Substantial Multi-Storey Mill Complex

Vernon Works

High Barn Street, Royton, Oldham, OL2 6RN



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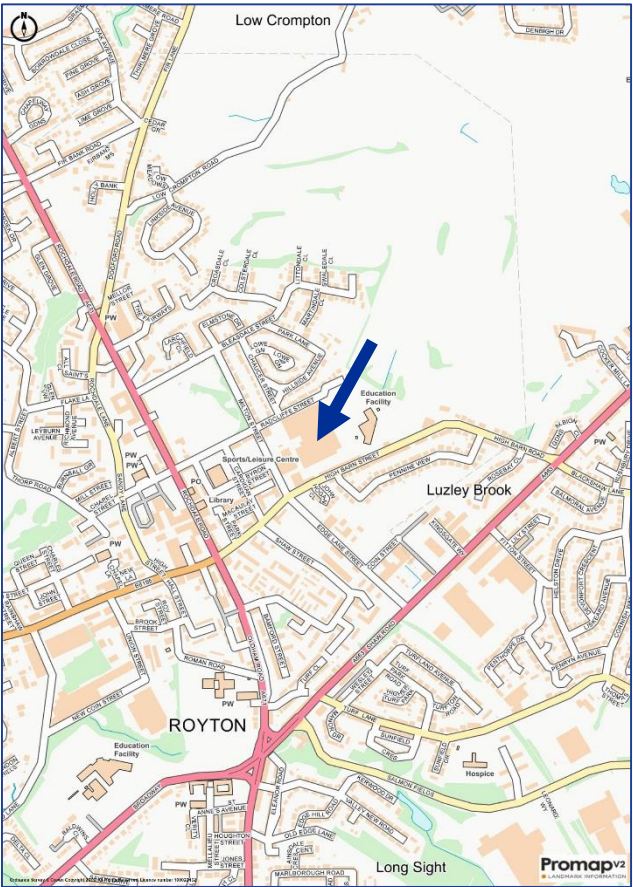
- HOME
- LOCATION
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- ACCOMMODATION
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LOCATION

The property is accessed from High Barn Street, Royton close to the Town Centre and approximately 2 miles to the north of Oldham Town Centre.

It is close to Junction 20 on the M62 Trans Pennine Motorway via the A627(M) and Junction 22 of the M60 Manchester Orbital Motorway via the A663 Broadway, whilst Manchester City Centre is approximately 9 miles to the south by means of the A62.

Oldham Town Centre	2 miles
J20 M62 Motorway	3 miles
J22 M60 Motorway	4 miles
Manchester City Centre	9 miles



Substantial Multi-Storey Mill Complex

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DESCRIPTION

The property comprises a detached five storey cotton mill and a substantial single storey warehouse facility. The mill was originally built in 1905 named Fir Mill and was subsequently renamed Vernon Works in 1959 and the building was extended in 1962, 1967 and 1977 to produce extensive single storey accommodation to the north of the main mill.

The original mill is of conventional construction built with solid brick walls and steel framework supported on cast iron columns with brick arch ceilings carrying solid concrete and timber deck floors. The main roof is multiple pitch, hipped and slate covered bounded by brick built parapet walls incorporating cast iron valley gutters discharging to PVC downspouts.

The single storey extension is predominantly of steel framed construction with solid concrete floors, brick built walls and corrugated asbestos cement roofing part over clad with PVC coated steel cladding.

The property currently provides workshop / warehouse accommodation on the lower ground, ground, first, second and third floors together with ancillary offices, canteen and toilets, etc.

Externally there is a surfaced yard and access road around the perimeter of the premises together with parking and dock level loading bays to the rear single storey extension and also covered dock loading to the front of the main mill building. Site level drive in access is also available.

SPECIFICATION

- 1 x 6 pallet lift
- 2 x single pallet lift
- Eaves height to ground floor mill - 4.25m
- Eaves height to warehouse - 3.8m
- Eaves height to link - 4.185m
- Eaves heights of 1st, 2nd and 3rd floors - 3.715m
- Substation on site
- Substantial yard area
- Fluorescent strip lighting to part
- Gas fired heating to part

Substantial Multi-Storey Mill Complex

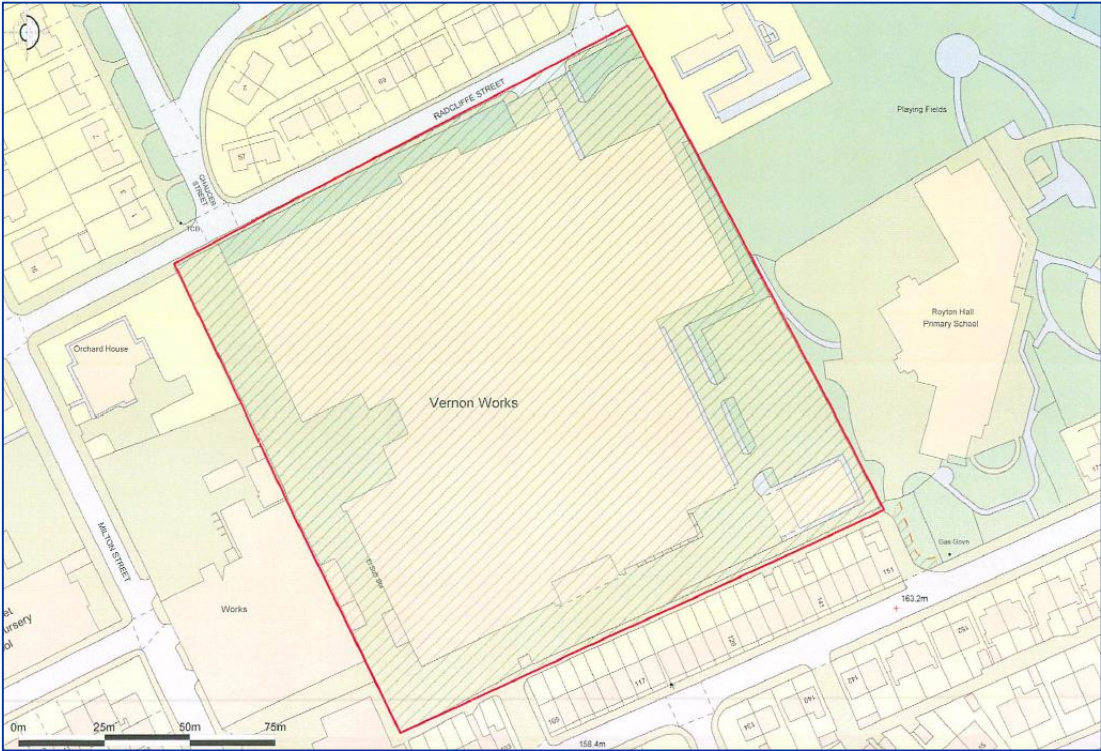
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ACCOMMODATION

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	60,521	5,622.56
Ground Floor	126,374	11,740.45
First Floor	54,650	5,077.14
Second Floor	47,788	4,439.63
Third Floor	47,788	4,439.63
Amenities	1,248	115.92
Reception	2,125	197.48
Total	340,493	31,632.81
Site Area	5.52 acres	2.23 ha



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HOME

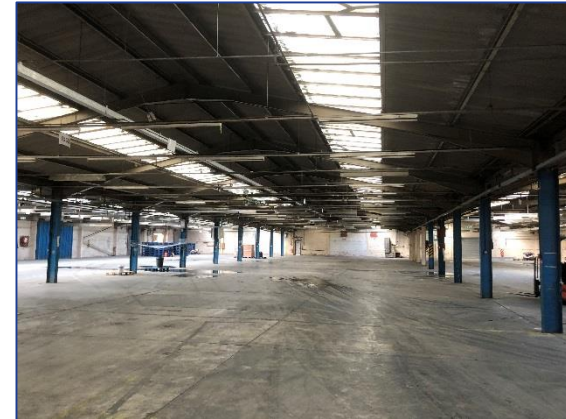
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SERVICES

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 "Factory and Premises" and has a current Rateable Value of £150,000.

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

PLANNING

The property is situated in a mixed residential and commercial area and has previously been occupied for storage and distribution.

Interested parties should make their own enquiries with the Local Council regarding operational hours of use and any redevelopment potential.

TERMS

The premises are available to purchase freehold.

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
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Aerial photography provided via Google Earth
June 2019

