



**TO LET** BRAND NEW WAREHOUSE/INDUSTRIAL UNIT  
ON A SITE OF 3 ACRES  
**AVAILABLE NOW 60,181 SQ FT**

RUGBY BUSINESS PARK, GORSE STREET, CHADDERTON, OLDHAM OL9 9RJ  
PHASE 2 PRE-LET TO A-PLANT 65,000 SQ FT ON 7 ACRES





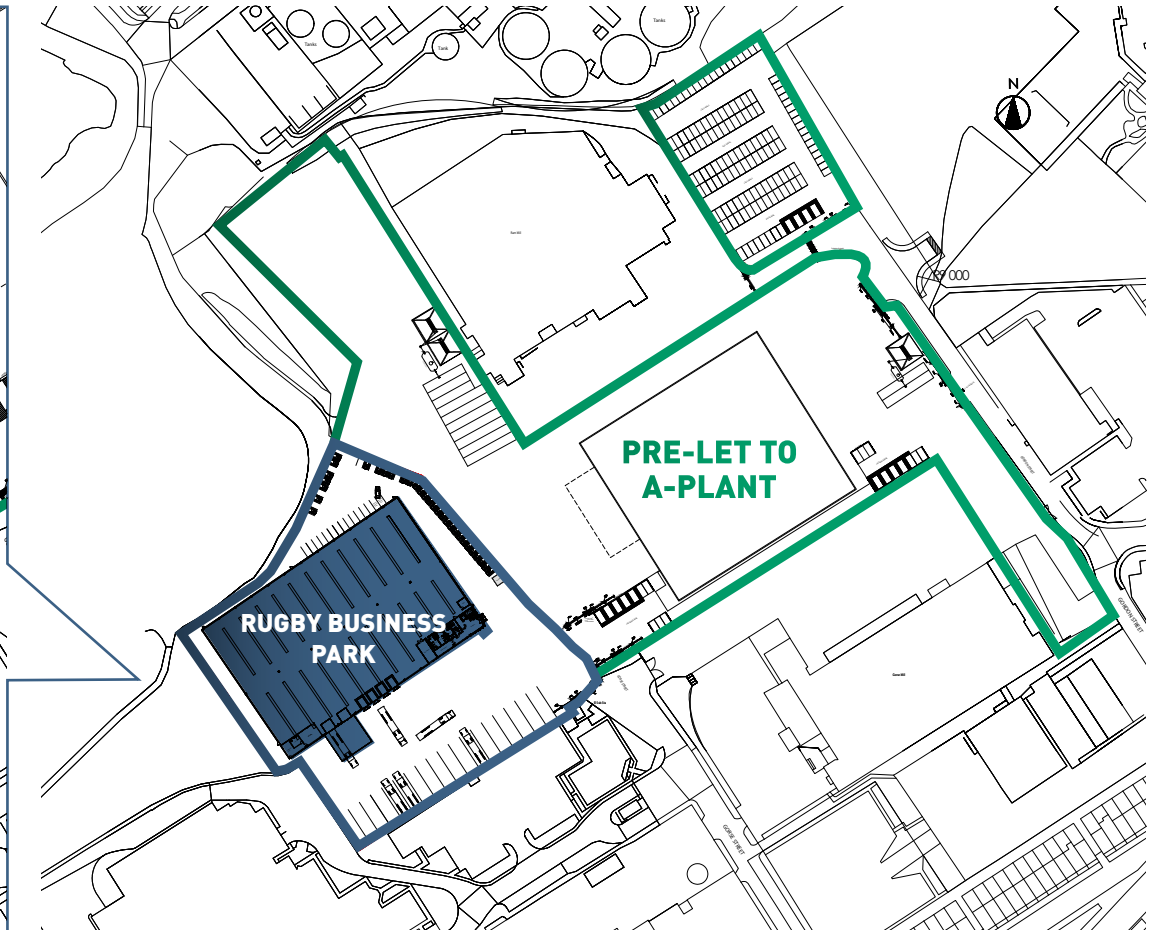
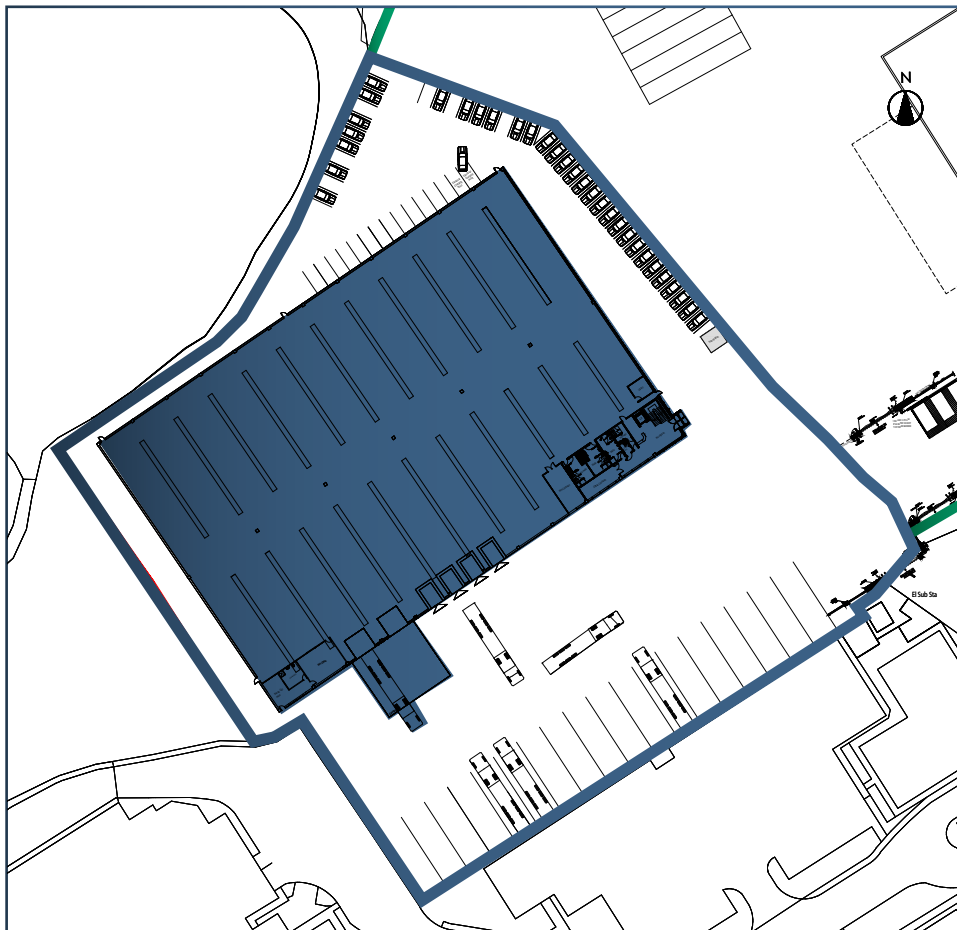
## SPECIFICATION

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- Composite roof cladding including circa 10% translucent rooflights
- Composite wall cladding with aluminium powder coated curtain walling to offices
- 12m to underside of eaves
- Floor loading 50kn/m<sup>2</sup>
- 4 no. dock levellers
- 2 no. drive-in doors
- Two storey office accommodation
- Feature entrance to office area
- 50m concrete yard
- Minimum of 60 car parking spaces  
19 no. HGV parking  
10 no. cycle parking
- KVA – up to 1.5MW available



# SITE PLAN





GALLERY

GALLERY





ACCOMMODATION

# ACCOMMODATION



AREA	SQ FT	SQ M
Warehouse	53,174	4,940
Gnd Floor Office Ancillary	3,100	288
First Floor Office	1,916	178
Canopy	1,991	185
<b>TOTAL</b>	<b>60,181</b>	<b>5,591</b>



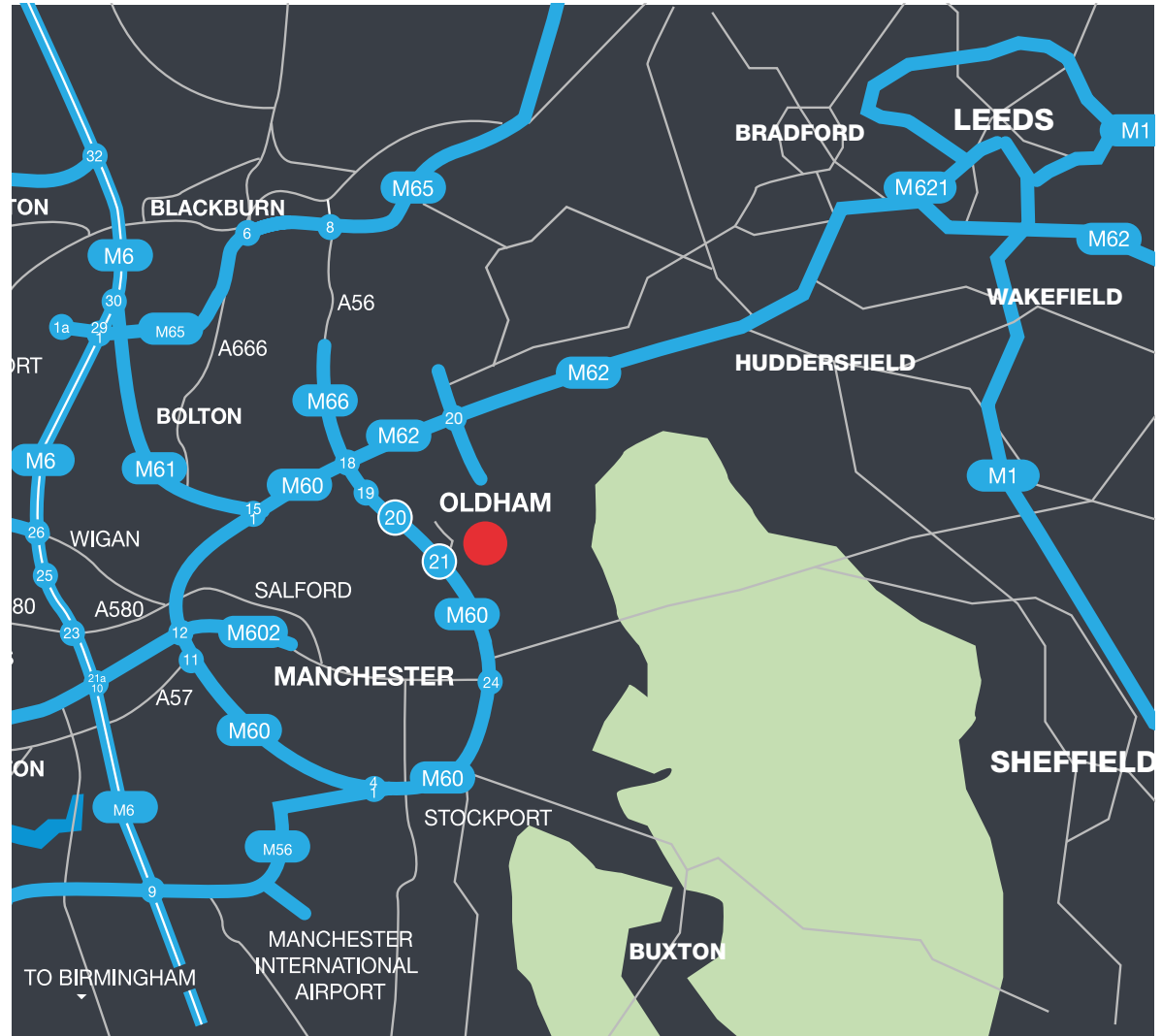
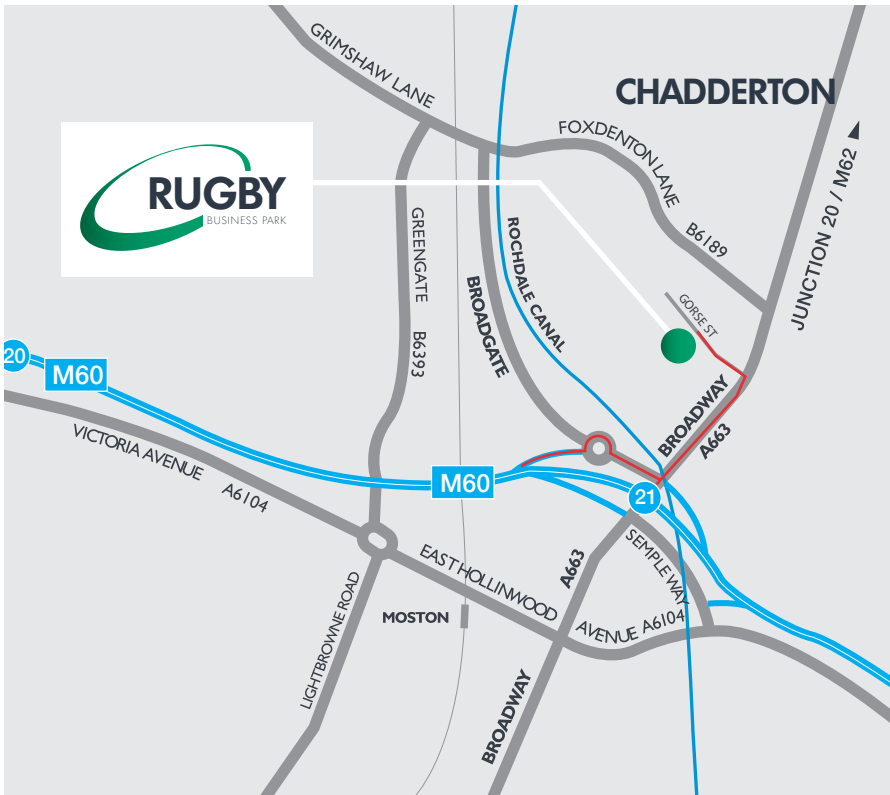


LOCATION

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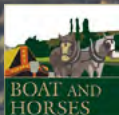
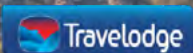
  
**SAT NAV**  
**OL9 9RJ**



MANCHESTER CITY CENTRE

MANCHESTER AIRPORT

M60 NORTH



CASCADE

RUGBY BUSINESS PARK

GORSE STREET

A-PLANT



M60

M60

J21



A663



# AMENITIES

## TRAVEL DISTANCES

MILES

M60 J21	0.25
Manchester	6
Leeds	38
Liverpool	40
Birmingham	100
London	205



Manchester Airport	18
Liverpool Airport	40







CONTACT

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For more information please contact us:



No. 1 Dovecote  
Old Hall Road, Sale,  
Manchester, M33 2GZ

### SERVICES

We understand that all mains services are available.

### RATEABLE VALUE

Occupiers will be responsible for the payment of business rates.

### TERMS

The facility will be available by way of a new full repairing and insuring lease for a term to be agreed.

### 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.

RICK DAVIES 07831 658 804

SARA-JANE PRESTON 07919 044 979

SAM ROGERS 07903 518 044

BRENDAN O'HERLIHY 07919 044 978



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