

# TO LET

0.614 - 0.629 acres  
(0.248 - 0.254 hectares)



- Located within 200m of J21 M60
- 1 mile from J22 M60
- Adjacent to Police Station
- Ideal for open storage / car parking / lorry parking

Open Storage Land

**Gateway Crescent**

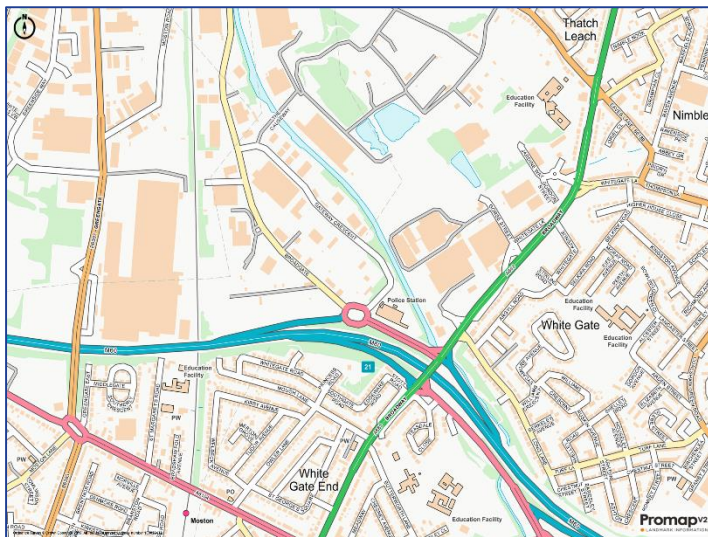
**Oldham Broadway Business Park**

**Chadderton**

**Oldham**

**OL9 9XB**

**dh** DAVIES HARRISON  
REAL ESTATE  
0161 236 9999  
[www.daviesharrison.com](http://www.daviesharrison.com)



## LOCATION

The land is located on Oldham Broadway, Oldham's most prominent industrial estate which, over recent years, has attracted a number of high quality occupiers.

The land is within 200 metres of Junction 21 of the M60 Motorway and a mile from Junction 22 of the M60 Motorway.

Gateway Crescent itself is conveniently located adjacent to the new Police Station, 3 miles from Oldham Town Centre, 18 miles from Manchester Airport and 5 miles from Manchester City Centre.

## DESCRIPTION

The site fronts Gateway Crescent and is bounded by The Manchester Ship Canal and Police Station.

The irregular shaped site is level and currently contains a number of temporary buildings which can be left on site for use by any future tenant.

## SPECIFICATION

- Level site
- Temporary buildings
- Secure boundaries
- CCTV cameras
- Ideal for open storage uses / car and lorry parking

## ACCOMMODATION

The site (edged red) extends to approximately 0.614 acres (0.248 hectares).

There is an additional storage yard located just north of the site (edged blue) extending to approximately 0.15 acre (0.06 hectares) which is also available by way of additional agreement if required.

## SERVICES

Water, electricity, BT and drainage are connected to the site.

Services are included within the rental.

## BUSINESS RATES

We advise interested parties make their own enquiries with Oldham Metropolitan Borough Council.

Any Business Rates associated with the use of the site will be payable directly to the Council.

## PLANNING

The site is currently used for car sales.

We advise interested parties make their own enquiries with Oldham Metropolitan Borough Council to ascertain if the site has consent for the intended use.

## TERMS

The site (edged red) is available by way of full repairing and insuring lease for a term to be agreed.

The area of additional storage land located to the north of the site (edged blue) is also available by way of additional agreement if required.

## RENTAL

Upon application.

## VAT

All prices are exclusive 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.

**GALLERY**

**Main Site (Edged Red)**



**Additional Storage Land (Edged Blue)**



**FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT**

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