

To Let (By way of assignment)

14,020 sq ft (1,302.49 sq m)
On a site area of approx. 1.6 acres (0.647 hectares)

- Good quality accommodation
- Established industrial location
- Located less than ½ mile from M60
- Secure site
- Large yard measuring 0.975 acres

Enter



Detached Warehouse Unit / Vehicle Repair Workshop

Waldron House,
Drury Lane, Chadderton, OL9 8EU

cousinswest
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

dh DAVIES
HARRISON
REAL ESTATE
0161 236 9999
www.daviesharrison.com

Waldron House

Drury Lane, Chadderton, OL9 8EU

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

FURTHER
INFORMATION

LOCATION

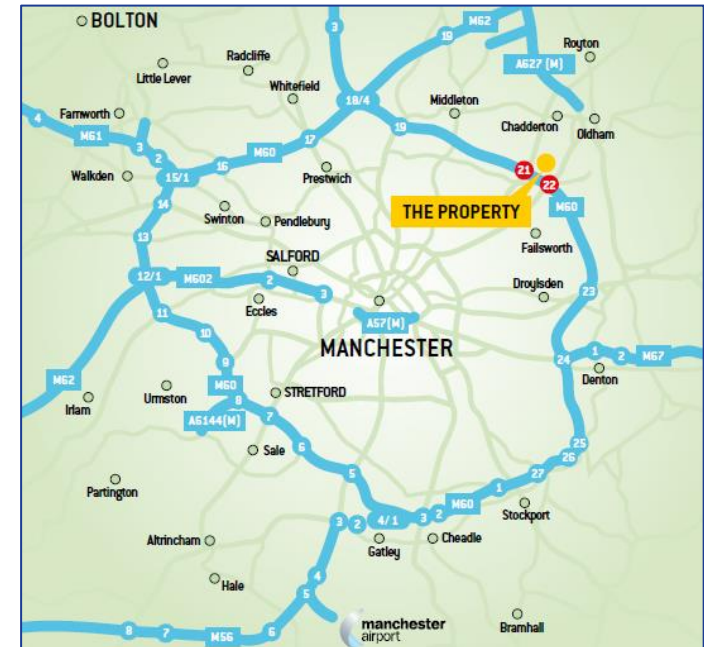
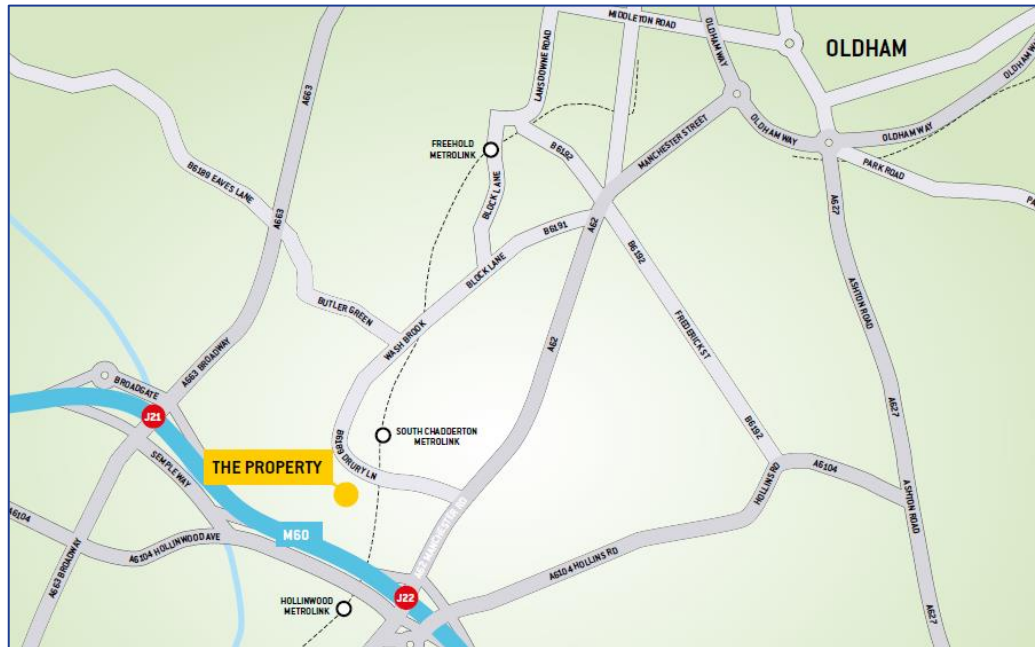
The property is located within a self-contained site on Drury Lane which provides direct access onto Manchester Road (A62), one of the busiest arterial routes in and out of Manchester.

Waldron House is situated less than 0.5 miles from Junction 22 of the M60 Orbital Motorway and is located within 3 miles of Oldham Town Centre and 5 miles from Manchester City Centre.

J22 M60 Motorway 0.5 miles

Oldham Town Centre 3 miles

Manchester City Centre 5 miles



Detached warehouse unit



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DESCRIPTION

The property comprises a detached fully self-contained warehouse of steel portal frame construction with external brick cavity wall elevations to a height of approximately 2 metres and profile sheet cladding to the upper parts with double pitched roof covered with corrugated metal cladding.

The property offers the following specification:

- Open plan warehouse
- Eaves height of 6.8m
- Underside of haunch 6m
- Sodium lighting
- Mezzanine level
- Two storey internal office accommodation to the front elevation of circa 20%
- 2 x roller shutter doors – 6m high by 5m wide
- Shower / WCs
- Extensive floodlit yard – mostly concrete and part hardstanding – measuring 42,500 sq ft (0.975 acres)



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The property 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
Warehouse	7,573	703.55
Office / Amenities	5,205	483.56
Mezzanine	1,242	115.38
Total	14,020	1,302.49
Site Area	1.6 acres	0.647 ha



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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

The property has a rating of C56.

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

56 This is how energy efficient the building is.

A copy of the Energy Performance Certificate for the property is available upon request.

RATEABLE VALUE

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

PLANNING

The property is situated in an established industrial estate.

Interested parties should make their own enquiries with the Local Council.

TERMS

The premises are available by way of assignment. The current lease expires 2nd June 2034.

RENT

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 / ENQUIRIES

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

Rick Davies

07831 658804

rick@daviesharrison.com

Sam Rodgers

07903 518044

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James Cousins

07939 245735

jcousins@cousinswest.co.uk

IMPORTANT NOTICE

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Aerial photography provided via Google Earth and Bing.

September 2020

