

FOR SALE

198,726 sq ft (18,463 sq m)

On a site area of 5 acres (2.02 hectares)

- Substantial mill complex
- Roof and building in excellent condition
- Potential to let floors separately
- 1½ miles from Oldham Town Centre
- Located 3½ miles from M60 Motorway and 5½ miles from M62 Motorway
- Potential redevelopment opportunity (STP)

Enter



Substantial Multi-Storey Mill Complex

Cairo Mill

Greenacres Road, Waterhead, Oldham, OL4 3JA

dh DAVIES HARRISON
REAL ESTATE

0161 236 9999
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Cairo Mill

Greenacres Road, Waterhead, Oldham, OL4 3JA

HOME

LOCATION

DESCRIPTION /
ACCOMMODATION

SITE PLAN

GALLERY

FURTHER
INFORMATION

LOCATION

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

It is within an established commercial, industrial and residential area, adjacent to other mills.

The area offers excellent transport links being approximately 3 miles from the A627(M), 3½ miles from the M60 and 5½ miles from the M62 Motorways.

The Metrolink service is available circa 1½ miles away at both Mumps and Derker.

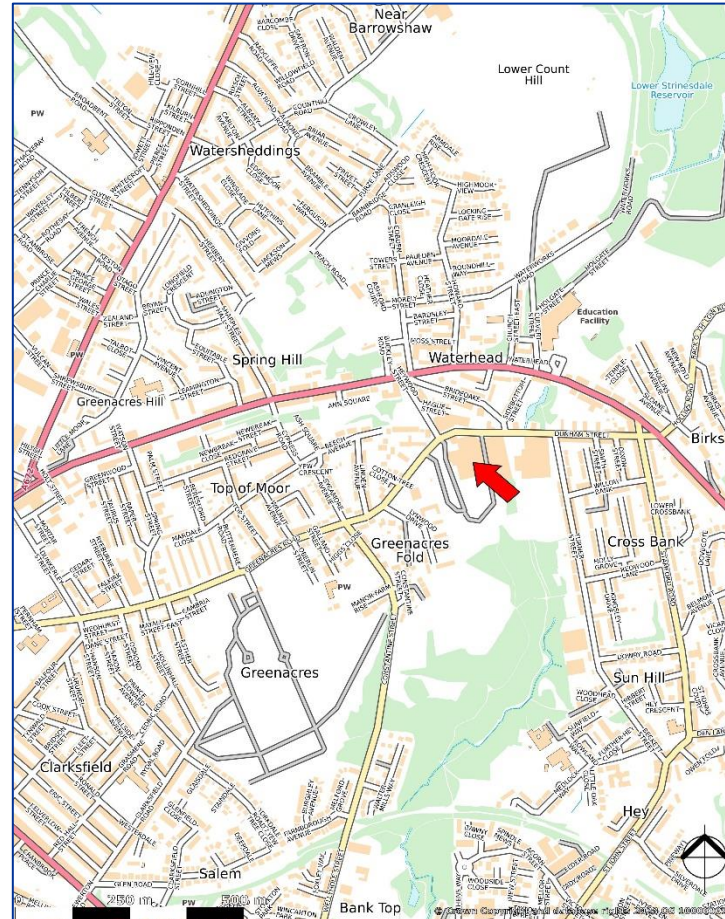
Oldham Town Centre 1½ miles

A627(M) 3 miles

J22 M60 Motorway 3½ miles

J20 M62 Motorway 5½ miles

Manchester City Centre 8½ miles



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DESCRIPTION

Cairo Mill was constructed in the early 1900's originally as a spinning mill and became part of the Ferranti complex.

The property comprises a standalone multi storey brick building with 5 floors and 2 basements situated on a self-contained site incorporating a substantial yard and car park.

The property offers the following:

- High quality open plan and cellular office section
- Combination of 1 x goods and 1 x passenger lift
- Remainder of accommodation is a combination of warehouse and office / laboratories
- Air conditioning is provided to part
- Fully sprinklered
- Substantial electricity and gas supply
- Substantial yard and car parking
- Additional car park of 0.39 acres is located opposite the property
- Eaves from 3.625m – 5.5m
- Fully fitted kitchen / canteen area
- Self-contained reception and greeting area

ACCOMMODATION

The accommodation measurements below have been taken from the Valuation Office Agency Website which we understand has been measured on a Gross Internal Area basis:

<https://www.tax.service.gov.uk/business-rates-find/valuations/9299519000?valuationId=26761286000>

	Sq ft	Sq m
Basement (A)	3,048	284
Lower Ground Floor (B)	21,117	1,964
Ground Floor (C)	65,579	6,092
First Floor (D)	48,283	4,022
Second Floor (E)	22,059	2,049
Third Floor (F)	22,059	2,050
Fourth Floor (G)	21,415	1,990
External Storage	166	15
Total	198,726	18,463
Total Site Area	5 acres	2.02 hectares

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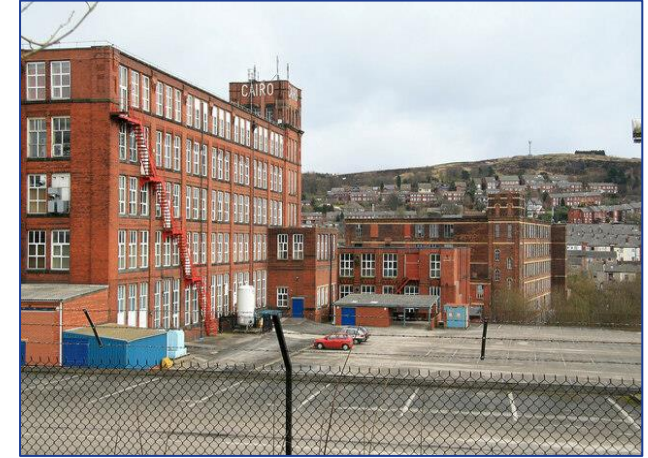
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SERVICES

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 has the following entries in the Rating List (effective 1st April 2023):

Address	Description	RV
Ferranti Technologies, Cairo Mill, Greenacres Road	Factory and Premises	£213,000
Roof of Cairo Mill, Greenacres Road	Communication Station and Premises	£15,000

We would advise that all interested parties make their own enquiries with the Local Rating Department 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 and satisfy themselves that their proposed use falls within the current defined use of the property.

TERMS

The property is held via a number of freehold / long leasehold titles and is available to purchase.

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.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

FOR FURTHER INFORMATION, OR TO ARRANGE A VIEWING, PLEASE CONTACT:

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February 2023