

TO LET

2,812 sq ft (261.24 sq m) on a site area of 0.15 acres (0.06 ha)

- Secure site
- Recently fully refurbished
- Prominent frontage
- Located 1 mile from M60 Motorway



Detached Office / Workshop with Large Secure Yard

234 - 236 Fields New Road

Chadderton

Oldham

OL9 8NZ



LOCATION

The property is located on Fields New Road, which is close to the main A663 Oldham Broadway, which links Oldham and Manchester.

Oldham Broadway provides access to Junction 21 of the M60 Orbital Motorway, approximately 1 mile to the south of the subject property whilst to the north the A627(M) provides motorway access to both Rochdale and the M62 in Yorkshire.

Oldham town centre is located approximately 1 mile to the west.

DESCRIPTION

The property comprises a detached office / workshop with yard situated on a secured site.

SPECIFICATION

- Combination of open plan and cellular offices
- Workshop and stores to the rear
- Roller shutter door access to the workshop
- Good sized yard
- Prominent frontage

ACCOMMODATION

The property has the following Gross Internal Area (GIA):

	Sq ft	Sq m
Warehouse	1,407	130.71
Office Accommodation	881	81.85
Additional offices in warehouse	524	48.68
Total	2,812	261.24
Site Area	0.15 ac	0.06 ha

NB. The office accommodation located within the warehouse can be removed to increase the amount of warehouse space available.

EPC

A copy of the Energy Performance Certificate is available on request.

SERVICES

We understand that all mains services are connected to the property including mains drainage.

RATEABLE VALUE

The property is listed as "Workshop, Offices and Premises" with a Rateable Value within the 2023 Rating List of £12,250.

We advise interested parties to make their own enquiries with the Local Rating Department.

PLANNING

We advised interested parties should make their own enquiries of the local Planning Department and satisfy themselves that their proposed use is acceptable.

TERMS

The property is available by way of a full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application

VAT

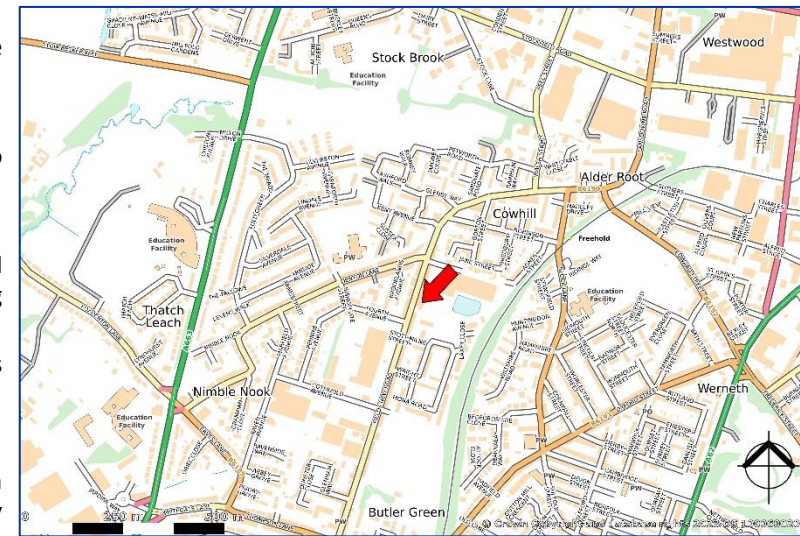
All prices are quoted exclusive of, but may be liable to, VAT at the prevailing rate.

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, we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



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

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