

FOR SALE

22,412 sq ft (2,082.19 sq m)

On a site area of 1.8 acres (0.728 hectares)

- Rare freehold opportunity
- Good quality accommodation
- Potential to subdivide
- Owner occupier / developer opportunity

Enter



Self-Contained Industrial / Warehouse Opportunity

Stock Lane

Chadderton

Oldham

OL9 9EY

dh DAVIES HARRISON
REAL ESTATE

0161 236 9999

www.daviesharrison.com

Stock Lane Chadderton, Oldham, OL9 9EY

HOME

LOCATION

BUILDING 1

BUILDING 2

BUILDING 3

EXTERNAL STORAGE / YARD

ACCOMMODATION

FURTHER INFORMATION

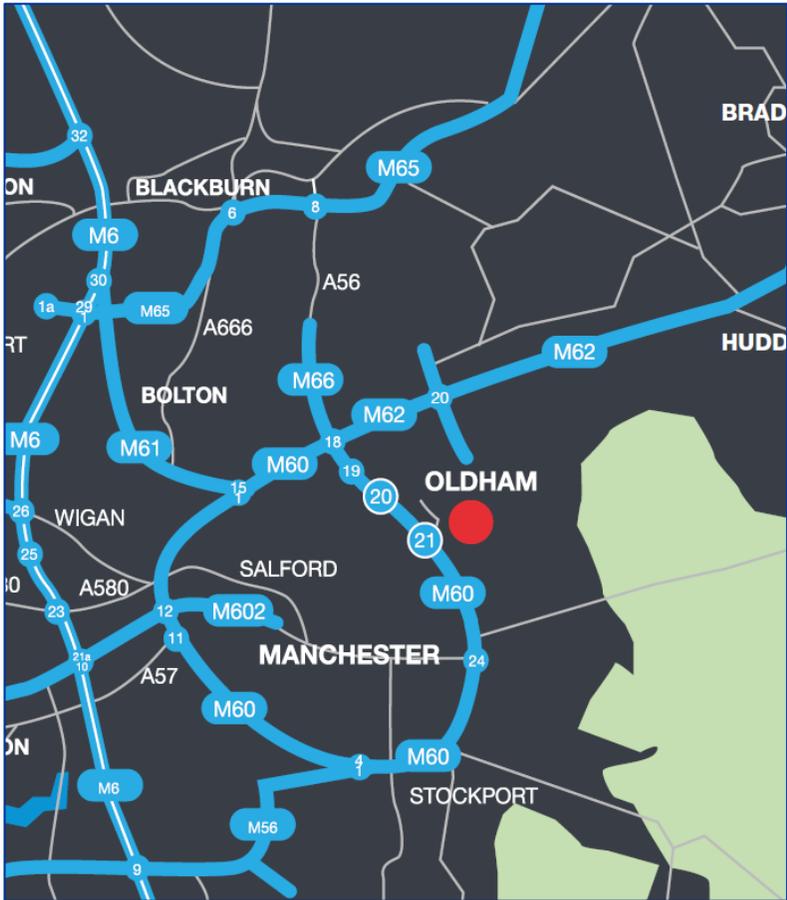
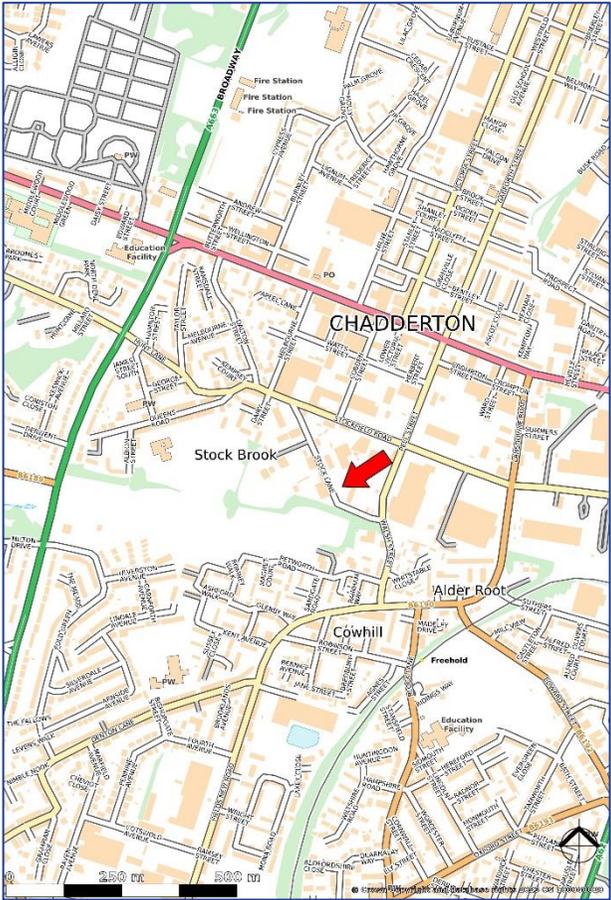
LOCATION

The estate is located within a predominantly industrial area on Stock Lane, close to its junction with Peel Street. Peel Street leads to Middleton Road (A669) which provides direct access to the A663 Broadway.

The property has excellent transport links being located 1.3 miles from the A627(M) which provides access to Junction 20 of the M62 Motorway within 3½ miles. The M60 Motorway is accessed via Junction 21 1½ miles to the south-west.

Oldham town centre is located 1.2 miles to the east, with Manchester city centre being 6½ miles to the south-west.

A663 Broadway	500m
A627(M)	1.3 miles
J21 M60 Motorway	1½ miles
J20 M62 Motorway	3½ miles



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BUILDING 1

Building 1 is a modern terrace that was originally divided into three units. Each unit benefits from the following:

- PVC coated steel coated roof
- Steel portal frame
- Part brick and blockwork walls with profile cladding above
- Sealed concrete floor
- Open plan warehousing
- Combination of offices and toilets to each unit
- Separate services
- Substantial concrete yard / apron
- Eaves height 6.228m
- Lit with sodium lighting

Building 1		Sq ft	Sq m
Unit 1	Workshop	1,774	164.84
	Offices & Welfare	232	1.964
	Total	2,006	186.36
Unit 2	Workshop	1,774	164.84
	Offices & Welfare	232	1.964
	Total	2,006	186.36
Unit 3	Workshop	1,835	170.47
	GF Offices & Welfare	167	15.54
	First Floor	245	22.77
	Total	2,247	208.78
Building 1 Total		6,259	581.50



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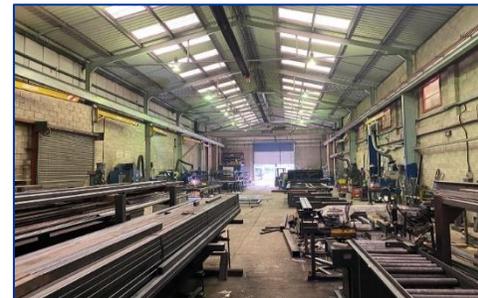
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BUILDING 2

Building 2 is a substantial industrial warehouse / manufacturing facility that was constructed over 30 years ago incorporating the following:

- Steel frame construction
- Brick walls
- PVC coated steel clad roof
- Eaves height to underside of haunch 7.1m
- Solid concrete floor
- 1 x 5 tonne gantry crane
- 10 x 500kg swivel cranes
- Roller shutter door
- Two storey offices including canteen
- Ambi-rad heating to the warehouse



Building 2		Sq ft	Sq m
Ground Floor	Main Warehouse	6,727	624.97
	Side	1,135	105.49
	Office & Welfare	1,007	93.59
	Total	8,870	824.05
First Floor		2,196	204.05
Building 2 Total		11,066	1,028.10

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BUILDING 3

Building 3 provides the following:

- Steel frame industrial / warehouse building
- Brick walls
- PVC coated steel clad roof
- Good quality open plan warehouse space
- Roller shutter door access to the front
- Eaves height 3.01m to the underside of the haunch



Building 3	Sq ft	Sq m
	3,220	299.17

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EXTERNAL STORAGE

There are three external buildings; one currently used as a spray booth and two others used as external storage.

External Storage	Sq ft	Sq m
Spray Booth	629	58.44
Building 1	947	87.96
Building 2	291	27.02
External Storage Total	1,567	173.42



YARD

A self-contained yard area of 0.131 acres (0.05ha) is located to the front left of the site. It is fenced off from the remainder of the site, accessed internally.



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The buildings within the estate provide the following Gross Internal Areas:

	Sq ft	Sq m
Building 1	6,259	581.50
Building 2	11,066	1,028.10
Building 3	3,220	299.17
Spray Booth	629	58.44
External Storage Building 1	947	87.96
External Storage Building 2	291	27.02
Overall Buildings Total	22,412	2,082.19
Secure Yard Area	0.131 acres	0.05 ha
Total Site Area	1.8 acres	0.728 ha



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SERVICES

We understand the site is connected to mains electricity, gas, water and mains drainage services.

All services are connected individually to each unit within Building 1. Each unit has a separate connection.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available on request.

RATEABLE VALUE

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

PLANNING

The property is situated in an established industrial area.

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.

TENURE

The estate is available to purchase freehold.

We understand that Colour Master have a right of way to access their site.

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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