

TO LET

10,031 sq ft (931.9 sq m)

Additional office accommodation of 1,625 sq ft (151 sq m) can be made available

- Located 2 mins from J21 M60
- Large roller shutter access
- Secure loading bay and car parking
- Site is accessible to articulated lorries



Single storey warehouse with offices

Unit 2, Ace Mill
Broadway
Chadderton OL9 9RJ



Unit 2 Ace Mill

Broadway, Chadderton, OL9 9RJ

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

FURTHER
INFORMATION

Location

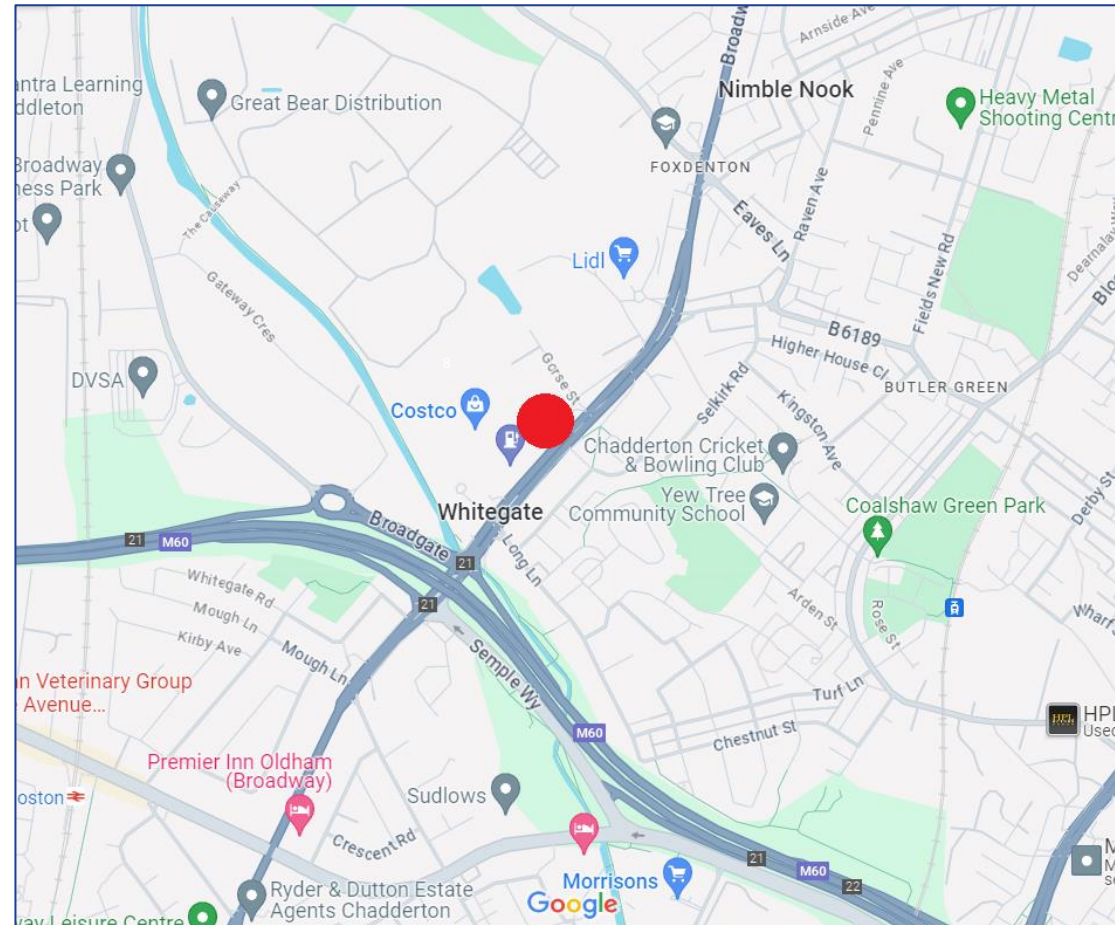
Ace Mill is located adjacent to Costco fronting Broadway (A663), close to its junction with Greengate, approximately 2½ miles south-west of Oldham Town Centre.

The property is situated adjacent to Oldham Broadway Business Park with direct links to the M60 Manchester Orbital Motorway at Junctions 21 and 22. Junction 21 of the M60 is within 200m of the subject property.



DISTANCES

J21 M60 Motorway	200 metres
J22 M60 Motorway	1 mile
Oldham Town Centre	2½ miles
Manchester City Centre	4½ miles
J20 M62 Motorway	4½ miles



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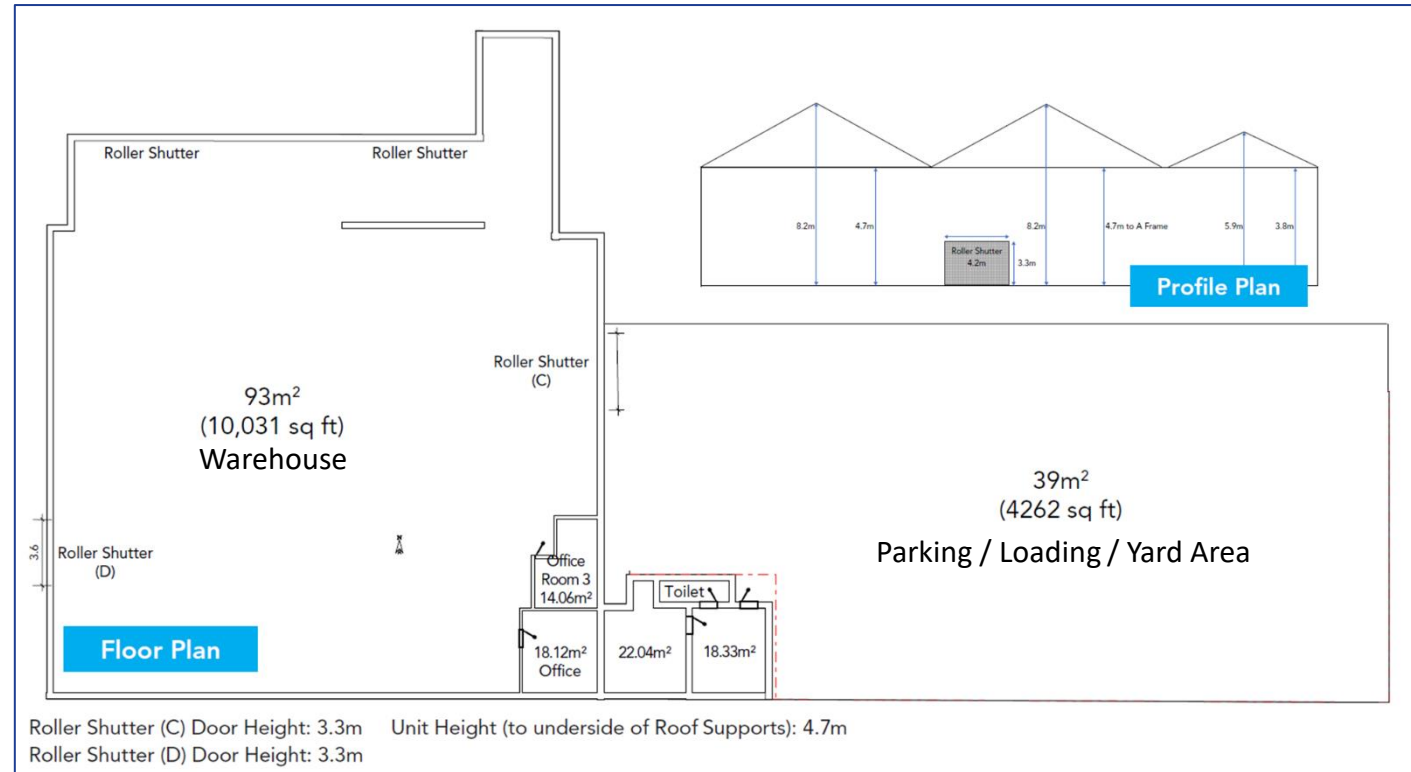
ACCOMMODATION

FURTHER
INFORMATION

Description

The property comprises a single storey warehouse with adjoining offices within the grounds of Ace Mill and offers the following specification:

- Warehouse accommodation
- 4.7m to underside of roof supports
- Ancillary offices
- Canteen
- WC
- Large roller shutter door
- Windows secured with mesh
- Full perimeter fence and gates
- Car park and unloading area
- Separate gas supply
- Metered electric / water
- Sprinkler
- CCTV
- Alarmed with 24 hour monitoring
- Fire alarm – 24 hour monitoring
- 24 hour independent access



An additional 1,625 sq ft (151 sq m) of office accommodation can be made available if required

Single storey warehouse with offices

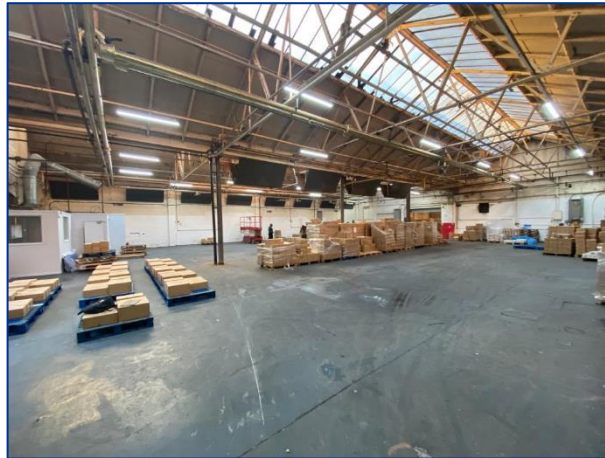
Unit 2, Ace Mill Broadway, Chadderton, OL9 9RJ

[HOME](#)[LOCATION](#)[DESCRIPTION](#)[ACCOMMODATION](#)[FURTHER
INFORMATION](#)

Accommodation

The property comprises the following Gross Internal Area: Add in toilet accommodation into the total area

	Sq ft	Sq m
Warehouse	9,250	859.35
Office / Welfare Accommodation	781	72.55
Total	10,031	931.9
External parking / loading area	4,262	395
Additional office accommodation can be made available with the unit or by way of separate agreement	1,625	151



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[HOME](#)[LOCATION](#)[DESCRIPTION](#)[ACCOMMODATION](#)[FURTHER
INFORMATION](#)

Services

We understand all mains services are available to the property including three phase electricity, gas, mains water and drainage.

The unit has a separate gas supply, and the electricity and water is metered.

Energy Performance Certificate

An Energy Performance Certificate is available on request.

Rateable Value

If applicable, rates will be payable by the tenant to the Local Authority.

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

Planning

Interested parties should make their own enquiries of the Oldham Council Planning Department and ensure their proposed use is acceptable.

Terms

The unit is available to lease on terms to be agreed.

Flexible terms will be considered.

Rental

Upon application.

The additional office accommodation of 1,625 sq ft can be made available alongside Unit 2, or individually.

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

Viewings and Further Information

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

RICK DAVIES

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MAX SEED

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Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatsoever in relation to this property. Aerial image provided for Google Earth. Location plan provided by Google Maps.

December 2023

