

FOR SALE

236,356 SQ FT (21,975.2 SQ M) ON A SITE AREA OF 4.31 ACRES

dh DAVIES
HARRISON
REAL ESTATE

0161 236 9999

www.daviesharrison.com

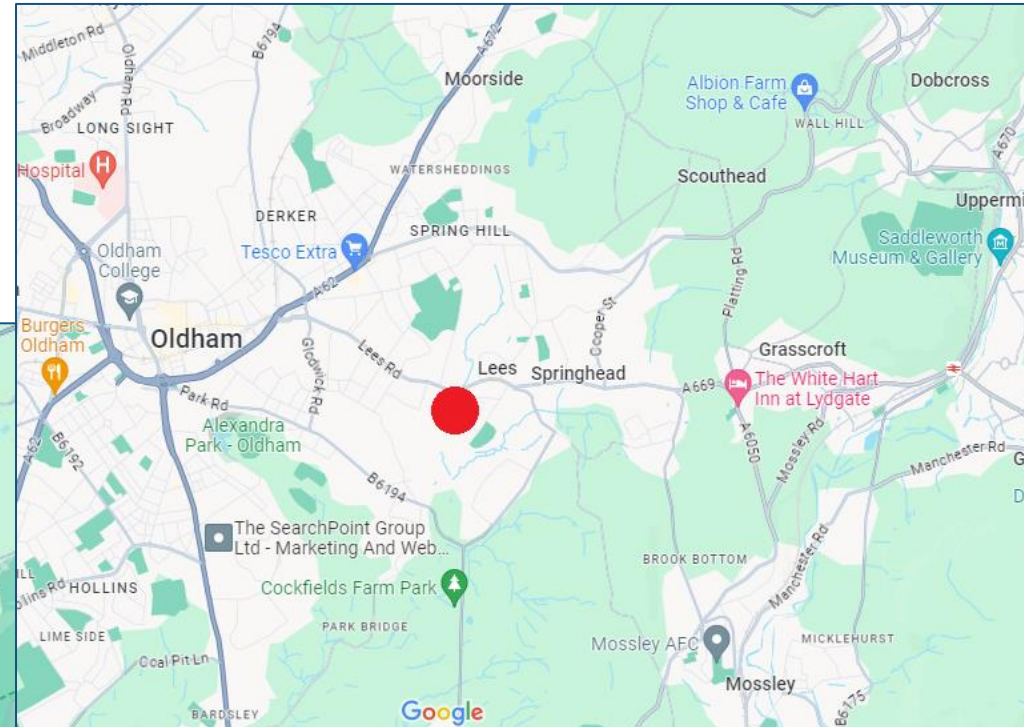
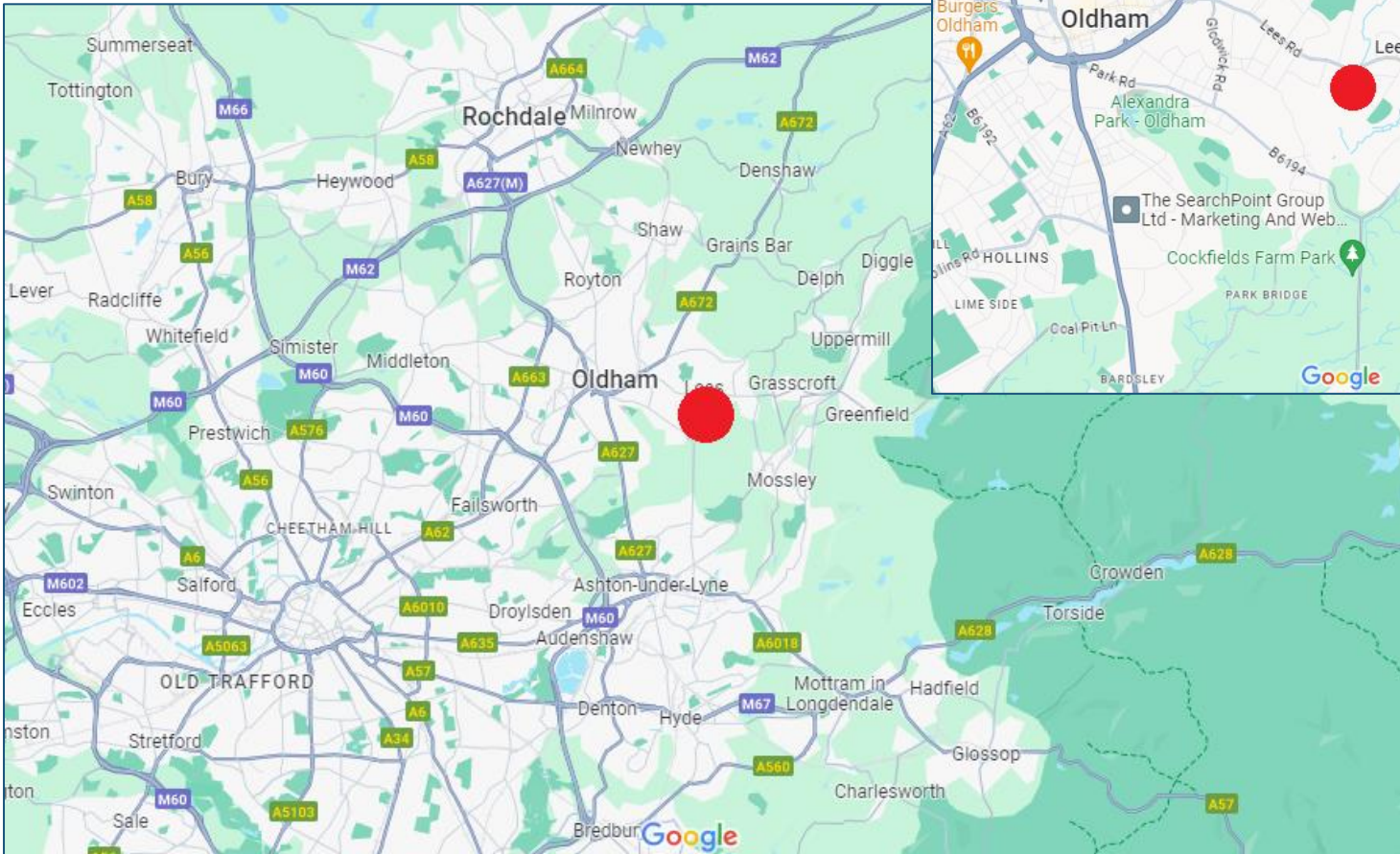
- Substantial mill complex
- 1½ miles from Oldham Town Centre
- Located 2 miles from A627(M) and 4 miles from J22 M60 Motorway

LEESBROOK MILL, LEES ROAD, LEES, OLDHAM, OL4 5JL
GOOD QUALITY 5-STOREY MILL ACCOMMODATION

LOCATION

Leesbrook Mill is prominently located on Lees Road at its junction with High Street within the centre of Lees Village.

It is approximately 1.5 miles to the east of Oldham Town Centre, 2 miles from the A627(M) and 4 miles from Junction 22 of the M60 Motorway.



DESCRIPTION

Substantial 5 storey detached Grade II listed mill and offices within a secure site constructed in 1884.

Originally built as a spinning mill, the property has stone and brick masonry elevations with stone detailing over 5 storeys with part single storey sections at the front and rear. The specification includes:

- Good quality open plan warehouse accommodation
- High quality open plan and cellular office section
- Good quality boardroom and showroom
- Combination of 2 x goods lift and 1 lift currently requiring repair
- Fully sprinklered
- Fully fitted kitchen / canteen area
- Self-contained reception and greeting area
- Substantial electricity and gas supply
- Substantial yard and car parking
- Gatehouse
- Fully secured site



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/start/243314115>

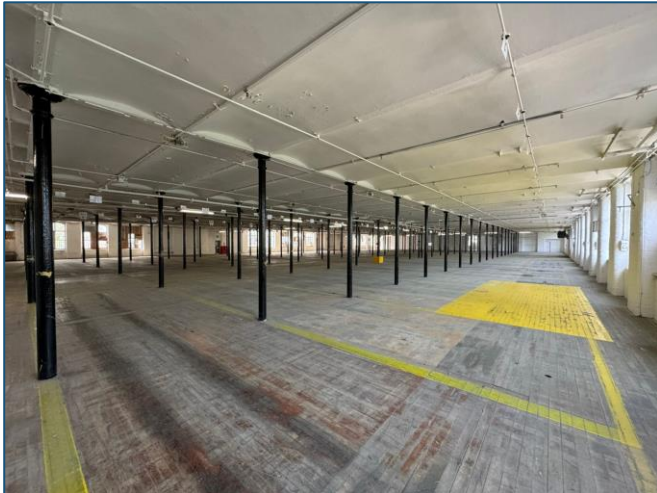
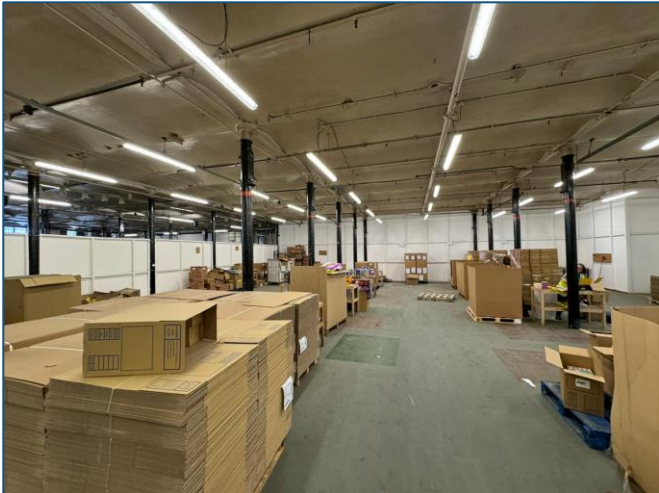
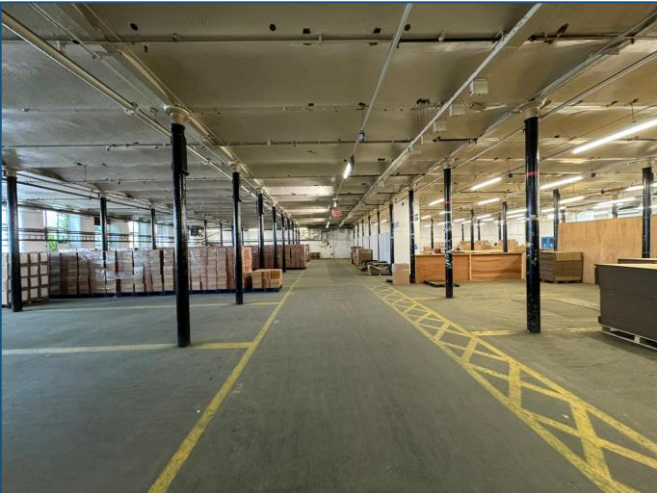
	Sq ft	Sq m
Lower Ground Floor	55,472	5,153.6
Ground Floor	51,146	4,768.5
First Floor	43,246	4,017.7
Second Floor	43,246	4,017.7
Third Floor	43,246	4,017.7
Total	236,356	21,975.2
Site Area (approx.)	4.31 acres	1.744 ha



GALLERY



GALLERY



FURTHER INFORMATION

Services

We understand all mains services are available to the property including three phase electricity, gas, mains water and drainage. Lighting is provided via fluorescent strip and inset lighting. Central heating is provided to the offices with warm air heaters to the mill accommodation.

Rateable Value

The property is listed in the 2023 Rating List as “Warehouse and Premises” with a current Rateable Value of £110,000.

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 Metropolitan Borough Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the property.

Terms

The property is available to purchase freehold (title number GM567652).

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

Further Information / Viewings

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



RICK DAVIES
07831 658804
rick@daviesharrison.com

MAX SEED
07712 425189
max@daviesharrison.com

IMPORTANT NOTICE

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are given 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. Aerial image provided via Google Earth. Map images provided via Google Maps.