

# PIONEER

Oldham OL9 9JE

- › 18 new industrial/warehouse units or design & build
- › 4,727 - 20,555 sq ft
- › 1 mile from M60 J21

To let /  
May sell



Lydia Becker Way

A development by:

Chancerygate 

Available Q1 2026

# PIONEER

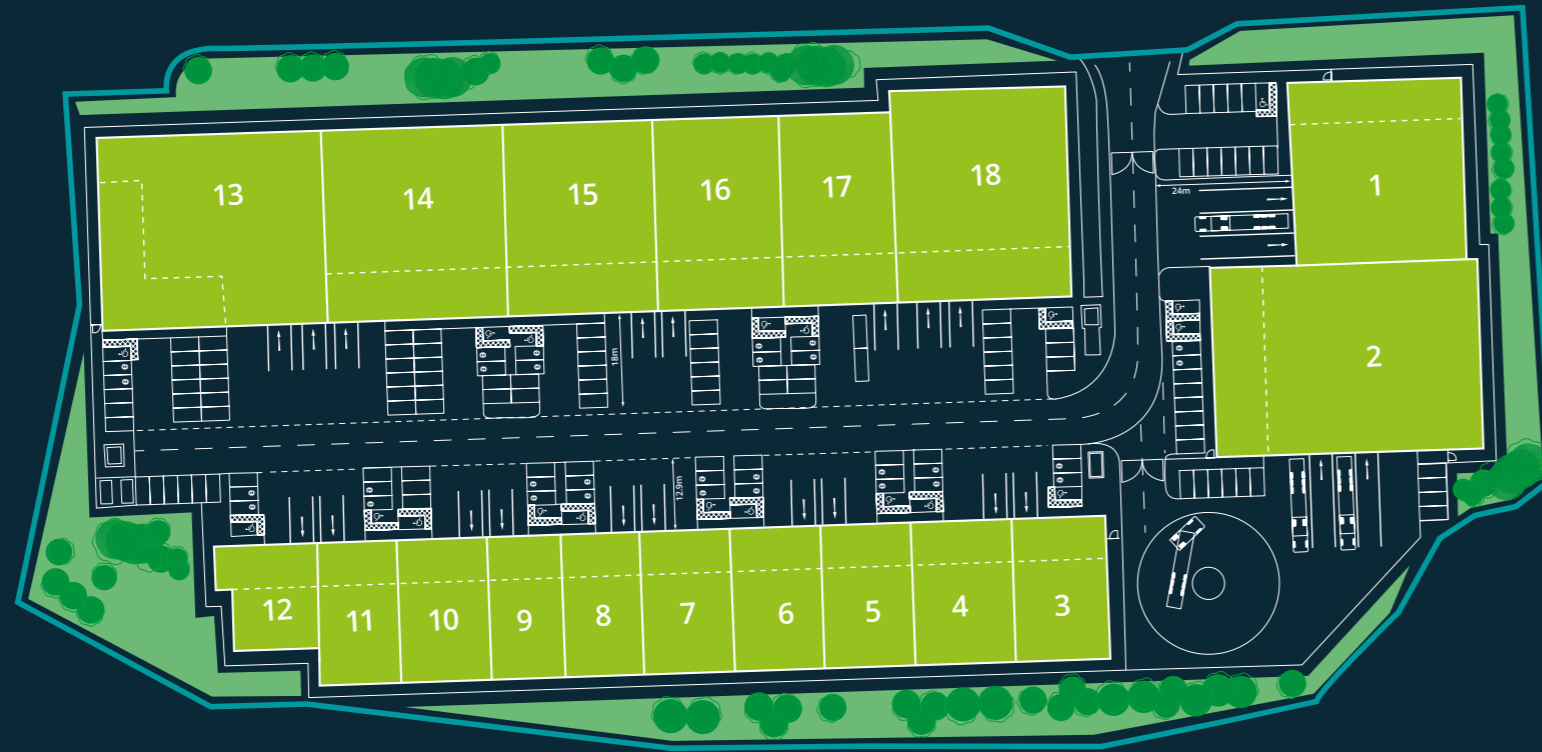
## Location

Strategically located within 1 mile of Junction 21 of the M60 motorway and 4 miles of Junction 20 of the M62 motorway.

6 miles north of Manchester City Centre.

Proximity to a major labour force with various skill base.

Manchester International Airport within a 20 minute drive.



## Accommodation

All areas are on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total	Unit	Ground Floor	First Floor	Total
1	10,813	2,809	13,622	10	4,361	1,382	5,743
2	17,405	3,150	20,555	11	3,825	1,201	5,026
3	4,549	1,441	5,990	12	3,443	1,610	5,053
4	4,909	1,555	6,464	13	14,728	2,945	17,673
5	4,364	1,382	5,746	14	11,776	2,751	14,527
6	4,364	1,382	5,746	15	9,752	2,279	12,031
7	4,364	1,382	5,746	16	8,281	1,935	10,216
8	3,818	1,210	5,028	17	7,488	1,759	9,247
9	3,589	1,137	4,726	18	12,453	2,628	15,081

## Planning Use

E (g) (iii), B2 and B8 (subject to planning).

## Terms

Available on a leasehold basis and may consider selling units.

## Green Credentials



Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 12% reduction in annual CO2 emissions over 2013 Building Regulations. As a result, occupation costs to the end user will be reduced.

### The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Targeting BREEAM 'Excellent'
- Targeting EPC A rating
- Air source heat pump heating and cooling

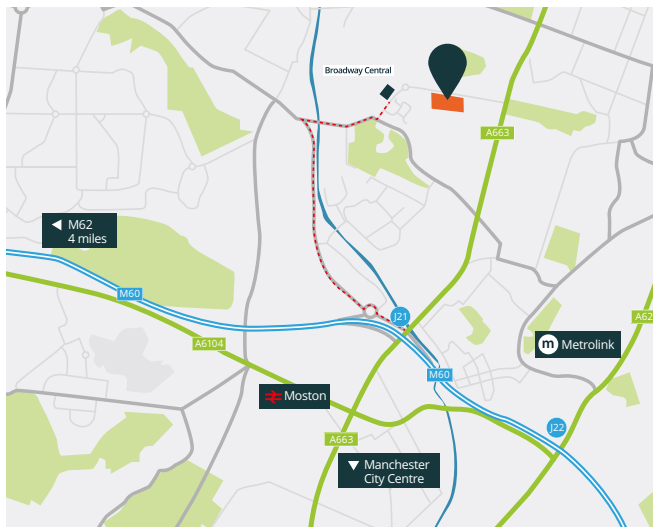
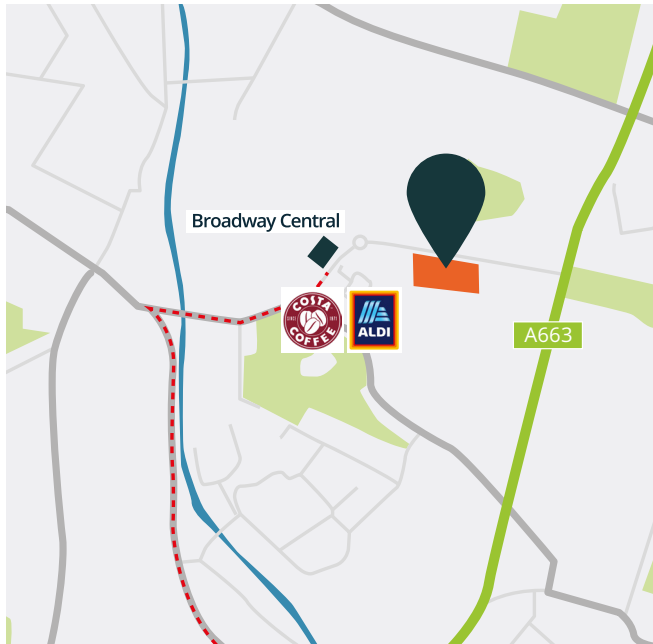
## General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

 6.5 - 10m clear internal height	 37.5kN sq m floor loading	 Fitted first floor offices
 Electric car charging points	 Ability to combine units	 Bicycle storage
 12 year collateral warranty available	 Comfort cooling/heating	 Secure business park



# PIONEER



[pioneeroldham.co.uk](http://pioneeroldham.co.uk)

## Travel Distances

### Road:

J21 M60	1 mile
J20 M62	4 miles
Manchester	6.3 miles
Leeds	36.3 miles
Liverpool	41.3 miles

### Rail/Metrolink:

Mills Hill Railway Station	1.4 miles
South Chadderton Metrolink	1.8 miles
Moston Railway Station	2 miles

### Airport:

Manchester International Airport	17.4 miles
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Chadderton,  
Oldham OL9 9JE

[honey.reds.linked](http://honey.reds.linked)

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