

TO LET (MAY SELL)

10,811 SQ FT (1,004.39 SQ M) on a site area of 0.807 acres

dh **DAVIES
HARRISON**
REAL ESTATE

0161 236 9999

www.daviesharrison.com

- Prominent location
- Fully secure site
- Good quality warehouse accommodation
- Good quality office accommodation
- Canopy over loading area
- Substantial self-contained yard with 21 spaces
- Fire alarm and CCTV connected to the property
- 600m from the M60 Motorway



UNIT B, BROADGATE, OLDHAM BROADWAY BUSINESS PARK, CHADDERTON, OL9 0JA
SELF-CONTAINED WAREHOUSE / OFFICE FACILITY

LOCATION

The property is prominently positioned fronting Broadgate close to its junction with Gateway Crescent within Oldham Broadway Business Park.

It has excellent road communications being 600m from Junction 21 of the M60 Manchester Orbital Motorway, which in turn provides direct access to the M62, M6 and M56 Motorways.

Manchester City Centres lies 8 miles to the south-west, Oldham Town Centre 3.5 miles to the west and Manchester Airport 18 miles to the south.

The property also benefits from being close to the Intercity rail route with regular services to Glasgow and London.



J21
M60 Motorway
600 metres



Moston
Train Station
1.2 miles



Oldham Town
Centre
3.5 miles



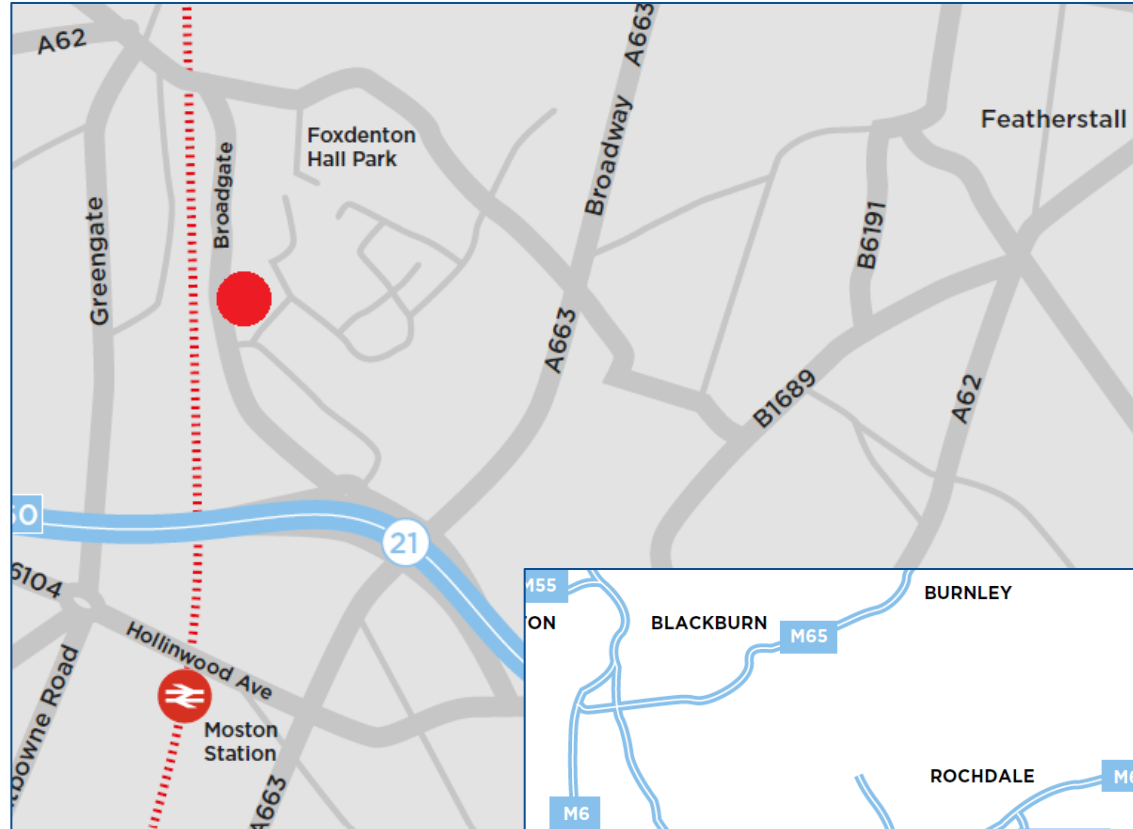
J20
M62 Motorway
5 miles



Manchester City
Centre
8 miles



Manchester
International Airport
18 miles



OL9 0JA

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LOCATION



Airtech Advanced Materials UK

ADI Global UK

DVSA

Rochester Clothing

Motus Commercials Oldham DAF

Bifold Group

Lynton Refrigeration

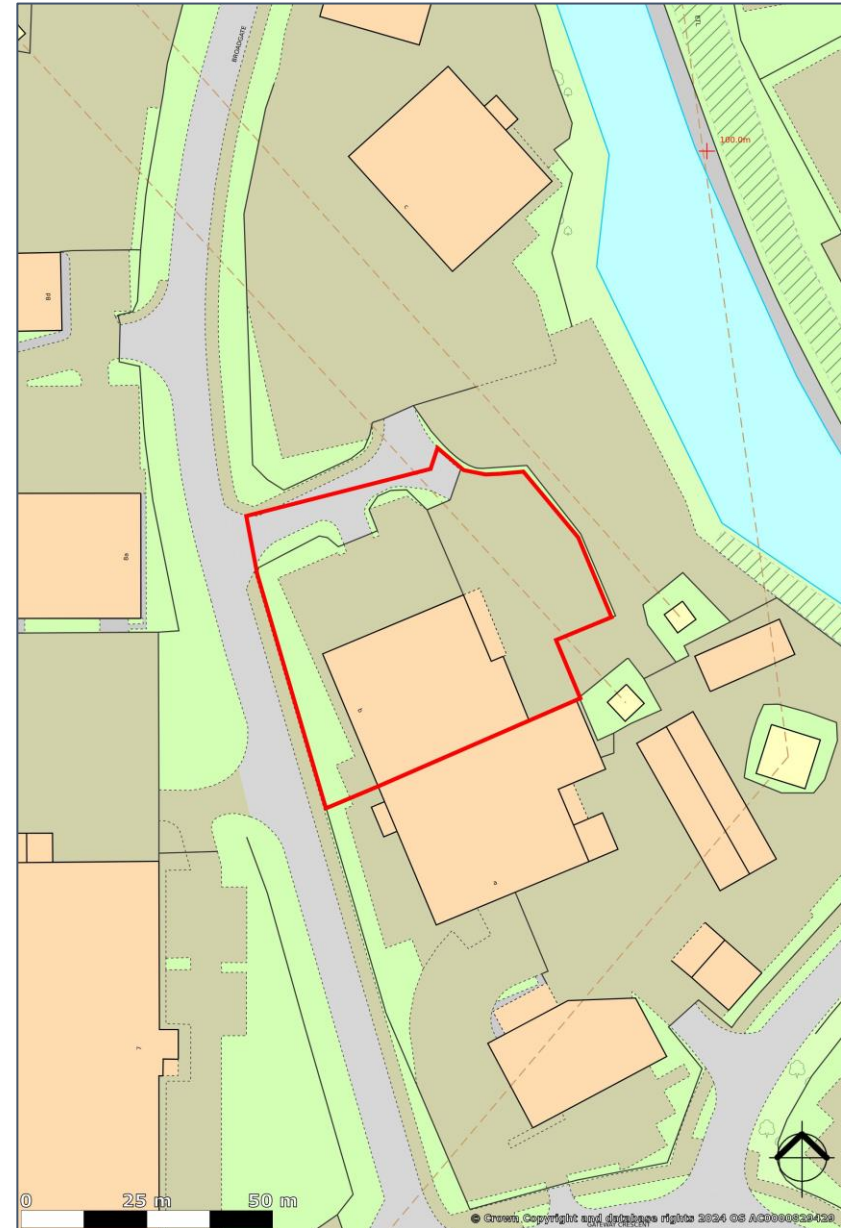
DESCRIPTION / ACCOMMODATION

The property comprises a self-contained industrial / warehouse unit constructed of steel portal frame with metal cladding offering the following specification:

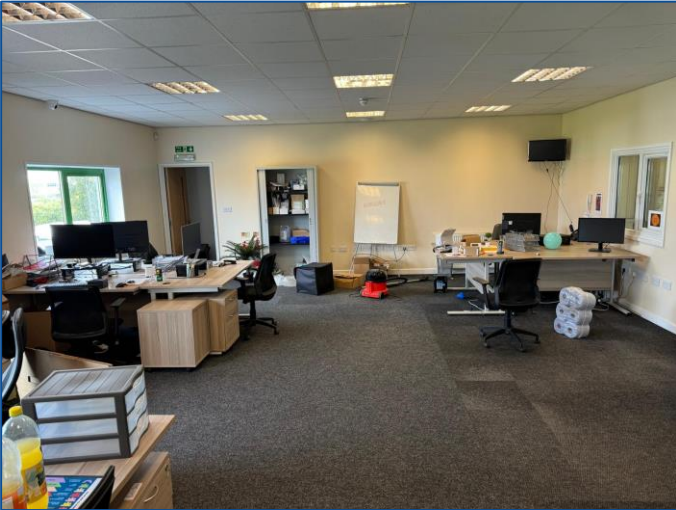
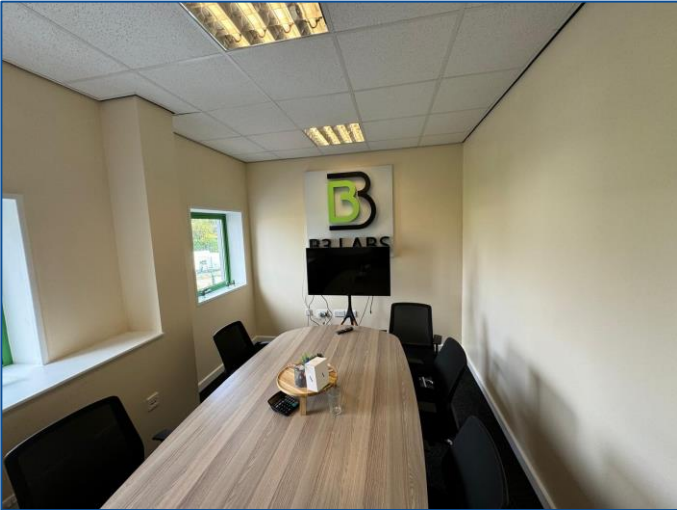
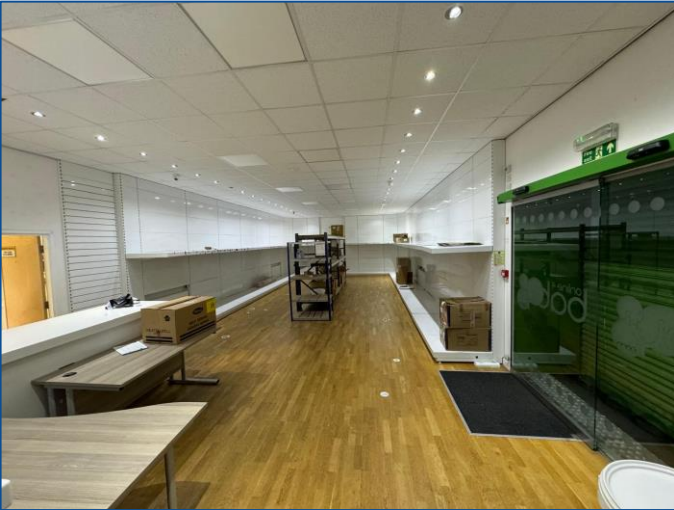
- Open plan warehouse accommodation
- 1 x level access loading door
- Eaves height of 8m, rising to 10m to the apex
- Two storey office accommodation
- Canopy over loading area
- Fire alarm and CCTV systems are connected to the property
- Substantial secure yard with 21 car parking spaces

The property provides the following Gross Internal Area:

	Sq ft	Sq m
Warehouse	7,170	666.13
Ground Floor Offices	1,775	164.87
First Floor Offices	1,866	173.39
Total	10,811	1,004.39
Covered Canopy Area	1,076	100
Site Area (approx.)	0.807 acres	0.327 ha



GALLERY



FURTHER INFORMATION

Services

All mains services are available to the site.

Energy Performance Certificate

The property has a current EPC Rating of 'C'.

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

Rateable Value

The property is listed in the 2023 Rating List as "Warehouse, Offices and Premises" with a current Rateable Value of £52,500.

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

Planning

The property is situated within an established industrial estate, and we believe there to be no restrictions.

Interested parties should make their own enquiries of the Oldham Borough Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the property.

Tenure

The property is available by way of a new full repairing and insuring lease on terms to be agreed. Alternatively, a sale of the property may be considered.

Rent / 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 tenants / purchasers. Prospective tenants will need to provide proof of identity and residence. Purchasers will also need to provide proof of funds.

Further Information / Viewings

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



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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.