

PIONEER

Oldham OL9 9JE

- > 18 new industrial/warehouse units or design & build
- > 4,717 - 20,620 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	10,835	2,901	13,737	10	4,361	1,371	5,732
2	17,419	3,200	20,620	11	3,826	1,191	5,018
3	4,549	1,431	5,981	12	3,441	1,599	5,041
4	4,909	1,544	6,454	13	14,728	2,997	17,725
5	4,363	1,373	5,736	14	11,773	2,803	14,577
6	4,364	1,372	5,737	15	9,754	2,332	12,086
7	4,363	1,372	5,736	16	8,282	1,990	10,272
8	3,818	1,201	5,019	17	7,440	1,794	9,235
9	3,589	1,128	4,718	18	12,502	2,700	15,203

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



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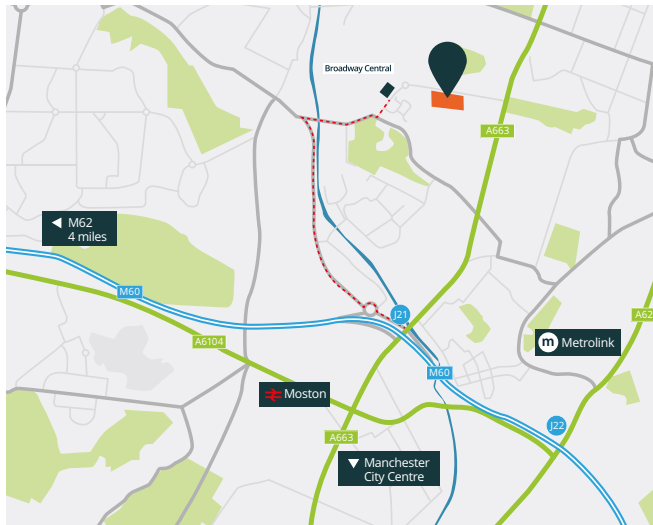
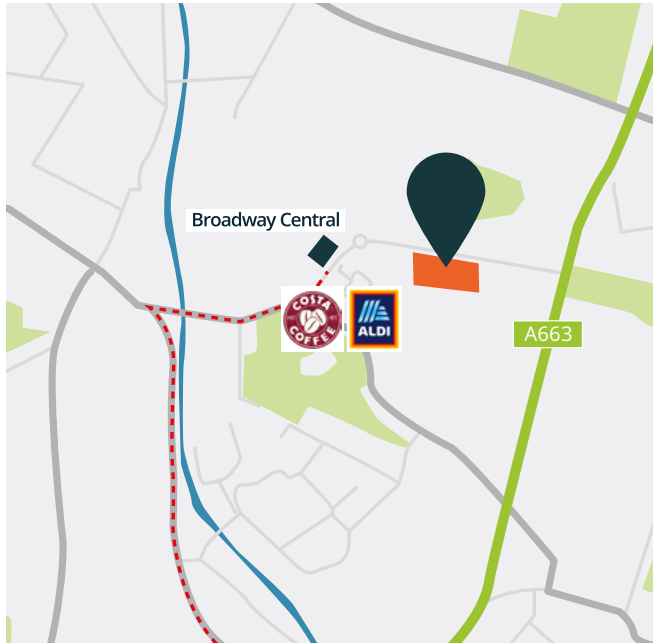


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Travel Distances

🚗 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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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. March 2025. 24237.03/25