



Oldham

LYDIA BECKER WAY • CHADDERTON • OLDHAM • OL9 9JE

New warehouse units
4,718 to
44,388 sq ft

TO LET

AVAILABLE Q3 2026

auroraparks.co.uk/oldham



Description.



Destination	Miles	Minutes
J21 M60	1	4
J20 M62	4	6
Oldham	2.6	12
Manchester	6.3	18
Leeds	36.3	42
Liverpool	41.3	50

Aurora Park Oldham is strategically located within 1 mile of Junction 21 of the M60 motorway and 4 miles of Junction 20 of the M62 motorway. Situated only six miles north of Manchester City Centre, the site sits within a 10 minute drivetime of a working-age population of 63.9%. Manchester International Airport is just a 20 minute drive away.

The development will comprise 18 industrial/warehouse units ranging from 4,718 to 20,620 sq ft (GEA). All units will have dedicated yards and car parking, fully fitted first floor offices with air source heat pump heating and cooling and will benefit from photovoltaic roof panels and electric car charging points.



Excellent connectivity via M60 J21 & M62 J20



18 minute drive to Manchester City Centre



3 million people within 30 minute drive



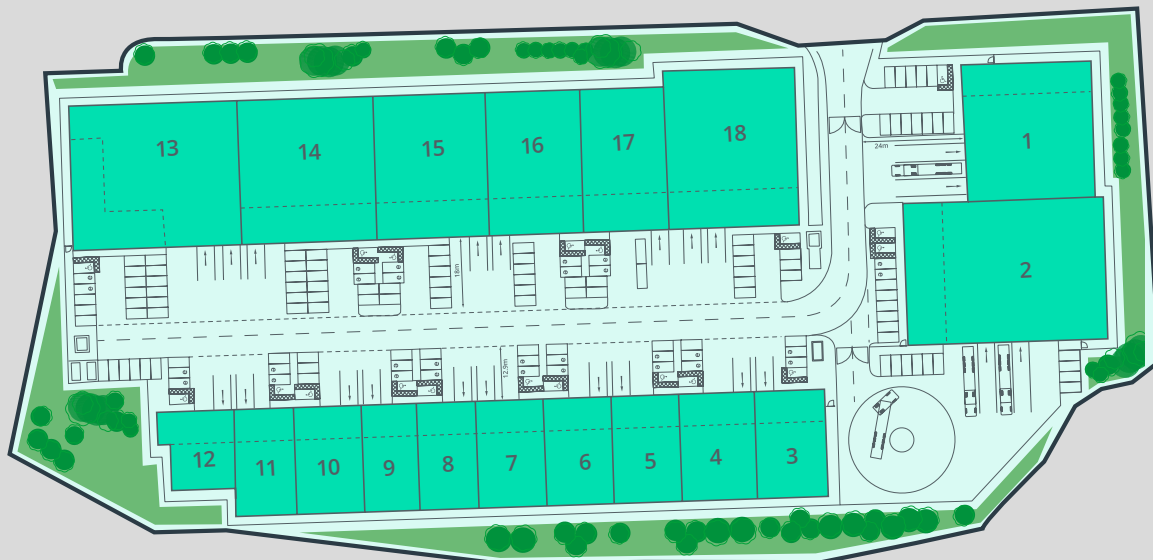
1.9 million working age population within 30 minute drive



240,000 skilled employees within 30 minute drive



Accommodation.



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

Unit	Ground Floor	First Floor	Total
1	10,835	2,901	13,737
2	17,419	3,200	20,620
3	4,549	1,431	5,981
4	4,909	1,544	6,454
5	4,363	1,373	5,736
6	4,364	1,372	5,737
7	4,363	1,372	5,736
8	3,818	1,201	5,019
9	3,589	1,128	4,718

Unit	Ground Floor	First Floor	Total
10	4,361	1,371	5,732
11	3,826	1,191	5,018
12	3,441	1,599	5,041
13	14,728	2,997	17,725
14	11,773	2,803	14,577
15	9,754	2,332	12,086
16	8,282	1,990	10,272
17	7,440	1,794	9,235
18	12,502	2,700	15,203



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



Secure
bicycle storage



12 year collateral
warranty available



Comfort
cooling/heating



Secure
business park



Natural
roof lights



Photovoltaic
roof panels



1 mile from
M60 J21

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A Sustainable Approach.



Green Credentials.

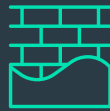
Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 12% reduction in annual CO2 emissions over 2013 Building Regulations. As a result, occupation costs to the end user will be reduced.

12%
reduction in
annual CO2

The green initiatives will include:



Low air permeability design



High performance insulated
cladding & roof materials



Electric vehicle charging points



Air source heat pump
heating and cooling



15% warehouse roof lights
increasing natural lighting



Targeting BREEAM 'Excellent'
Targeting EPC A rating



Photovoltaic roof panels






Location.



Click here to view
Google Maps



What3Words
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<div>ROAD</div> <div></div>	J21 M60	1 miles	4 mins
	J20 M62	4 miles	6 mins
	Manchester	6.3 miles	18 mins
	Leeds	36.3 miles	42 mins
	Liverpool	41.3 miles	50 mins
<div>AIRPORT</div> <div></div>	Manchester International Airport	17.4 miles	19 mins
<div>RAIL/METROLINK</div> <div></div>	Mills Hill Railway Station	1.4 miles	
	South Chadderton Metrolink	1.8 miles	
	Moston Railway Station	2 miles	



Further Information.

TERMS

Available on a leasehold basis.

PLANNING USE

Industrial and warehouse uses (E(g) (iii) / B2 and B8).

RENT

On application.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

Contact.

For further information or to arrange a viewing please contact the agents:



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A DEVELOPMENT BY:

Hines Chancerygate

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. May 2025 | 25174/004/25

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