



INDURENT

COBALT TWO, CHADDERTON

OLDHAM BROADWAY BUSINESS PARK M24 1NN
///STRUT.ROCKS.BUDDY

TO LET

BRAND NEW WAREHOUSE / INDUSTRIAL UNITS

UNIT 2: 43,395 SQ FT (4,031 SQ M)

Available now



An EPC A rating can help
customers lower their
energy costs.



Rated BREEAM
Very Good.



Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further, these sustainable warehouses will deliver benefits for your business, your people and the environment.

An ideal location for the North West.

Cobalt Two is a popular location, offering excellent road connections with close proximity to Liverpool, Manchester and Leeds via the M62 motorway.

The M6 motorway, under an hour away, links Birmingham to the south and Preston, Lancashire and Carlisle to the north while the M56 motorway provides access to North Wales and South Manchester.

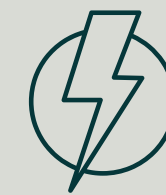
Cobalt Two is part of the wider Oldham Broadway Business Park where occupiers include DVL, Bifold Group, Iron Mountain, Ebay and SG Gaming.



Warehousing that Works.

EPC A
rating

With an EPC A rating, customers can lower their energy bills, all whilst delivering net zero carbon offices.



200KVA power.



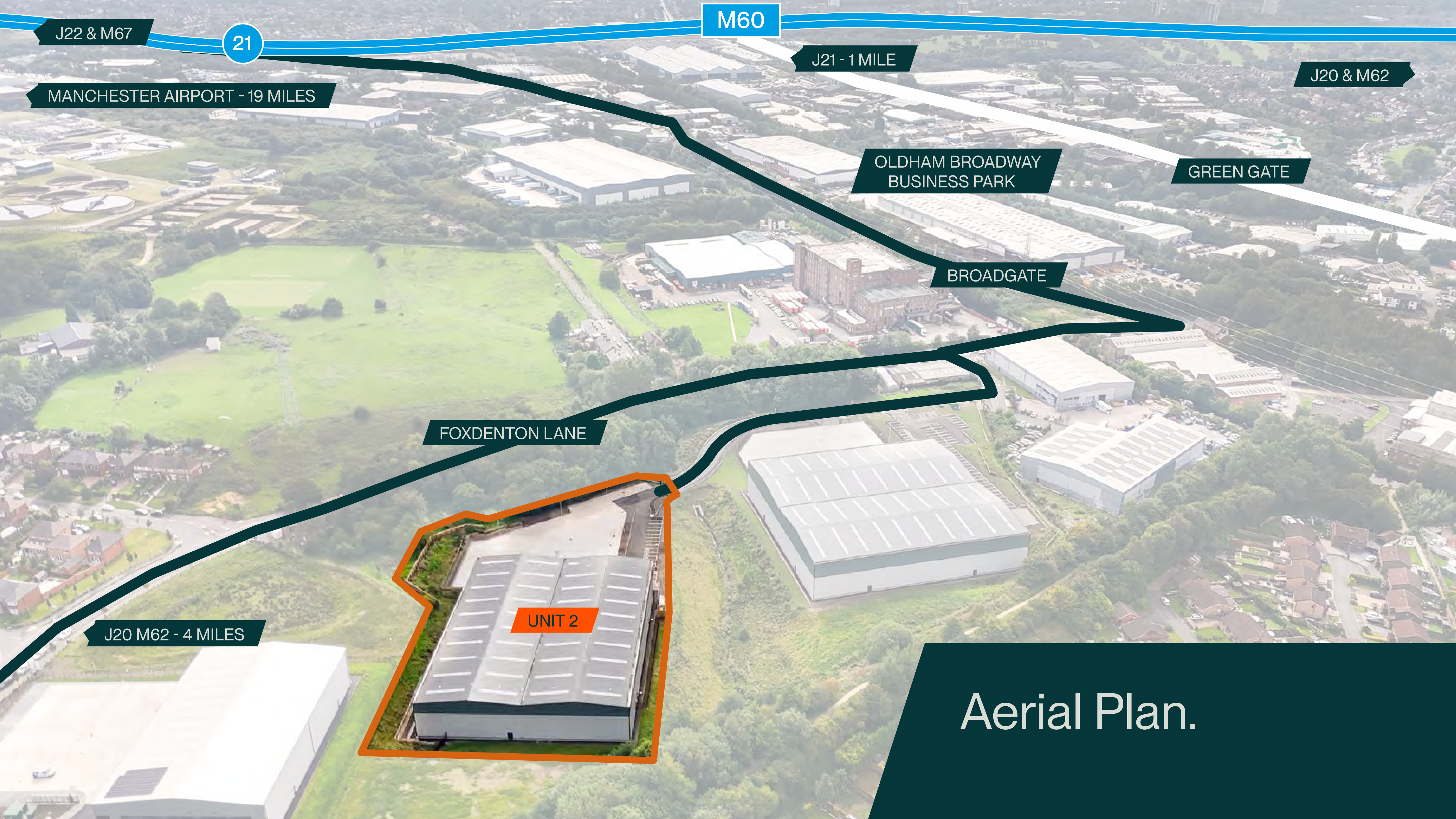
Part of an established, well connected, business park.



Detailed planning consent for uses: B1 (C) Light Industrial, B2 General Industrial and B8 Storage and Distribution, allowing your business to hit the ground running.



Placing this building in the top 25% of UK warehouses for sustainability.



J22 & M67

21

M60

J21 - 1 MILE

J20 & M62

MANCHESTER AIRPORT - 19 MILES

OLDHAM BROADWAY
BUSINESS PARK

GREEN GATE

BROADGATE

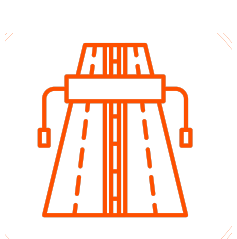
FOXDETON LANE

J20 M62 - 4 MILES

UNIT 2

Aerial Plan.

You're well-connected.



ROAD CONNECTIONS

M60, Junction 21	1 mile
M62, Junction 20	4 miles
M62/M60 junction	7 miles



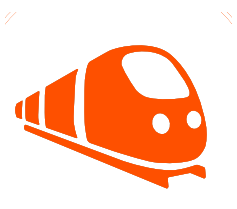
TOWNS AND CITIES

Oldham Town Centre	3 miles
Manchester City Centre	6 miles



AIRPORTS

Manchester Airport	19 miles
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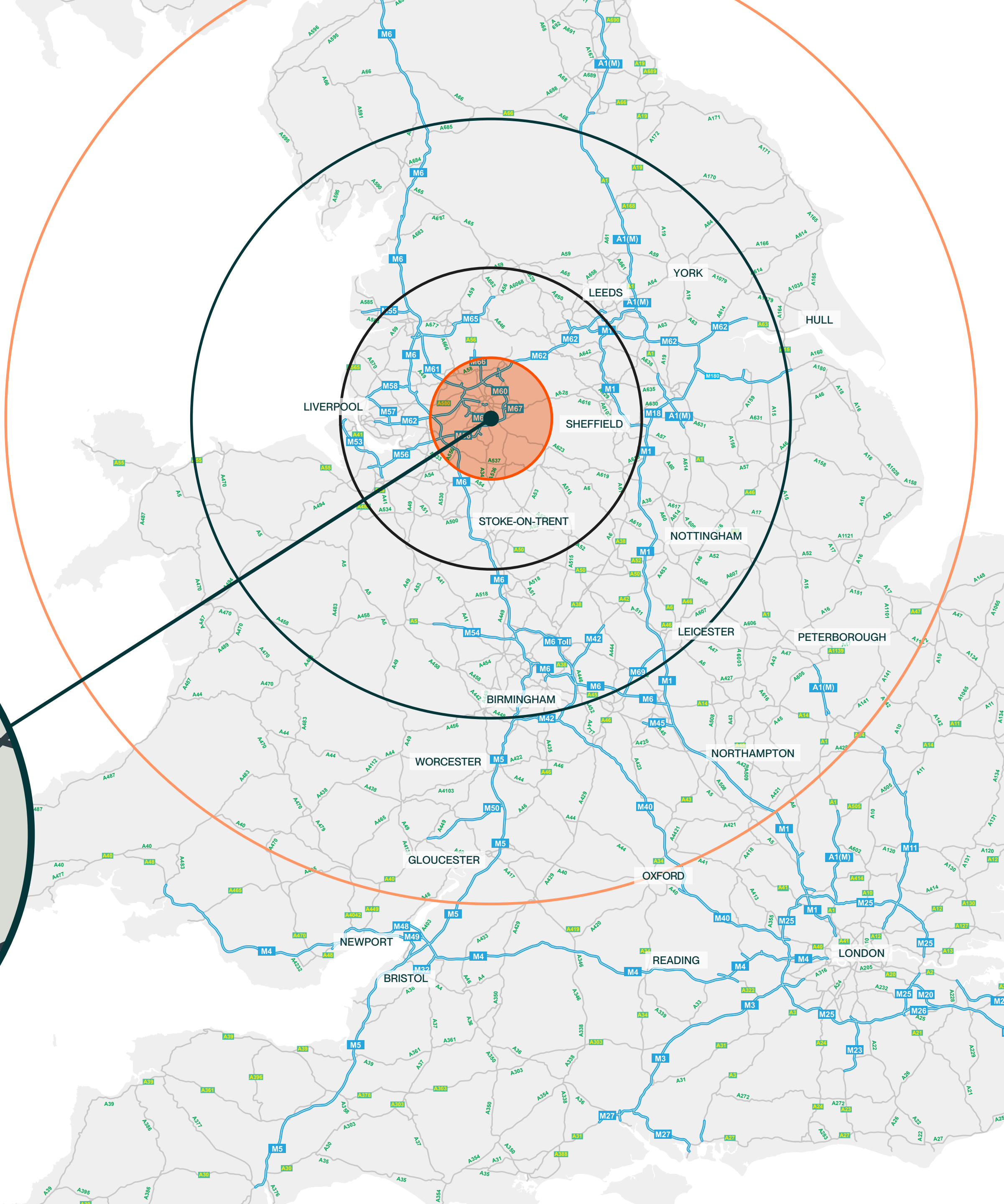
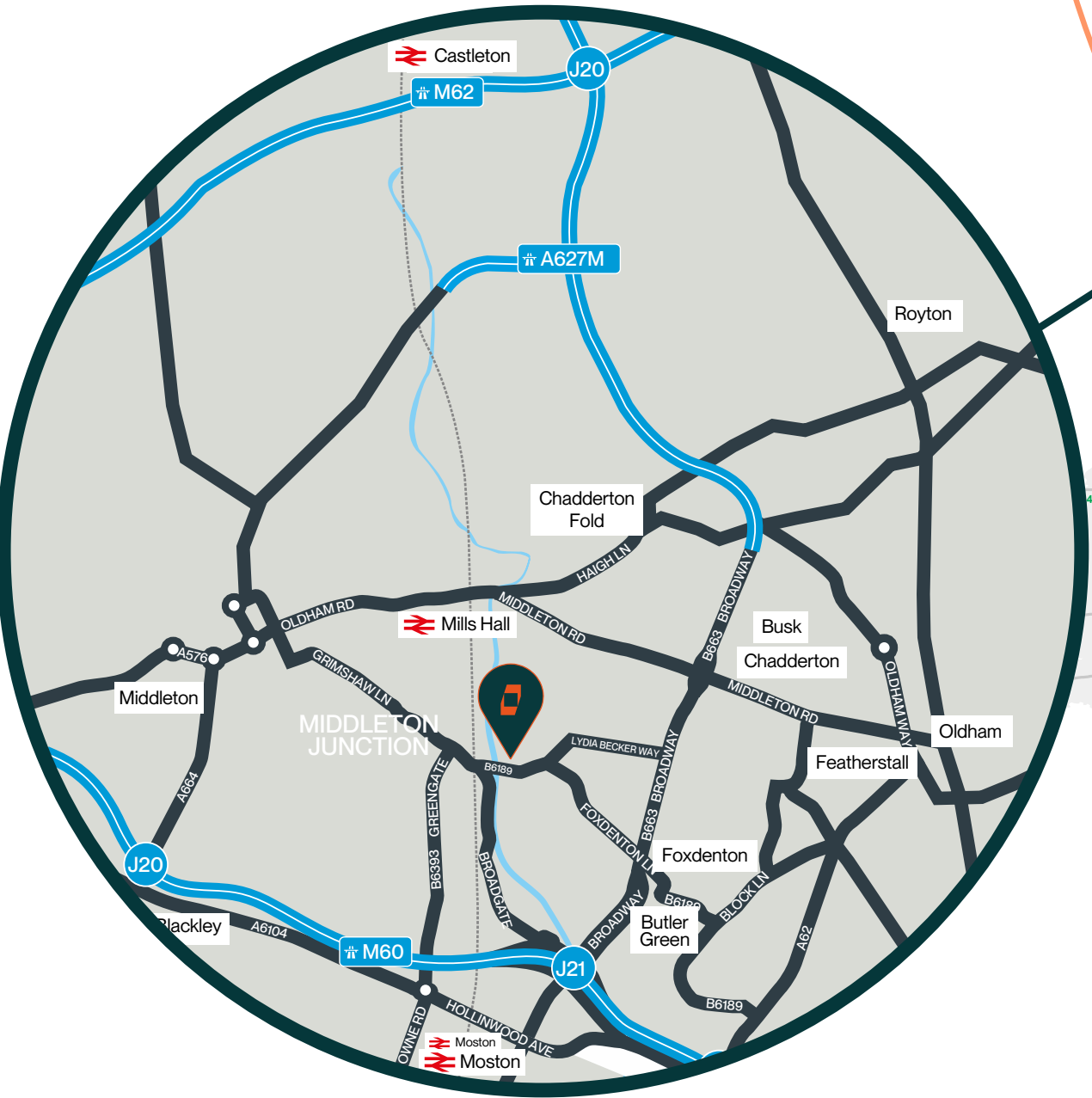
RAIL

Mills Hill Station	1 mile
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Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.



Warehousing that Works.

Schedule of accommodation.

UNIT 2	
WAREHOUSE	40,841 SQ FT (3,794 SQ M)
GF OFFICE	1,277 SQ FT (118 SQ M)
FF OFFICE	1,277 SQ FT (118 SQ M)
TOTAL	43,395 SQ FT (4,031 SQ M)
YARD DEPTH	50 M
CLEAR INTERNAL HEIGHT	10 M
DOCK LOADING DOORS	3
5M HIGH LEVEL ACCESS DOORS	1
CAR PARKING	43
ELECTRIC CAR CHARGING POINTS	5

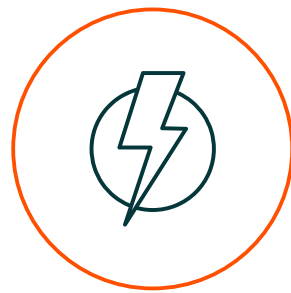
*All floor areas are approximate gross internal areas.



Profiled steel roof
and metal wall
cladding



Designated
parking areas



200KVA power



Electric vehicle
charging points



EPC A rated



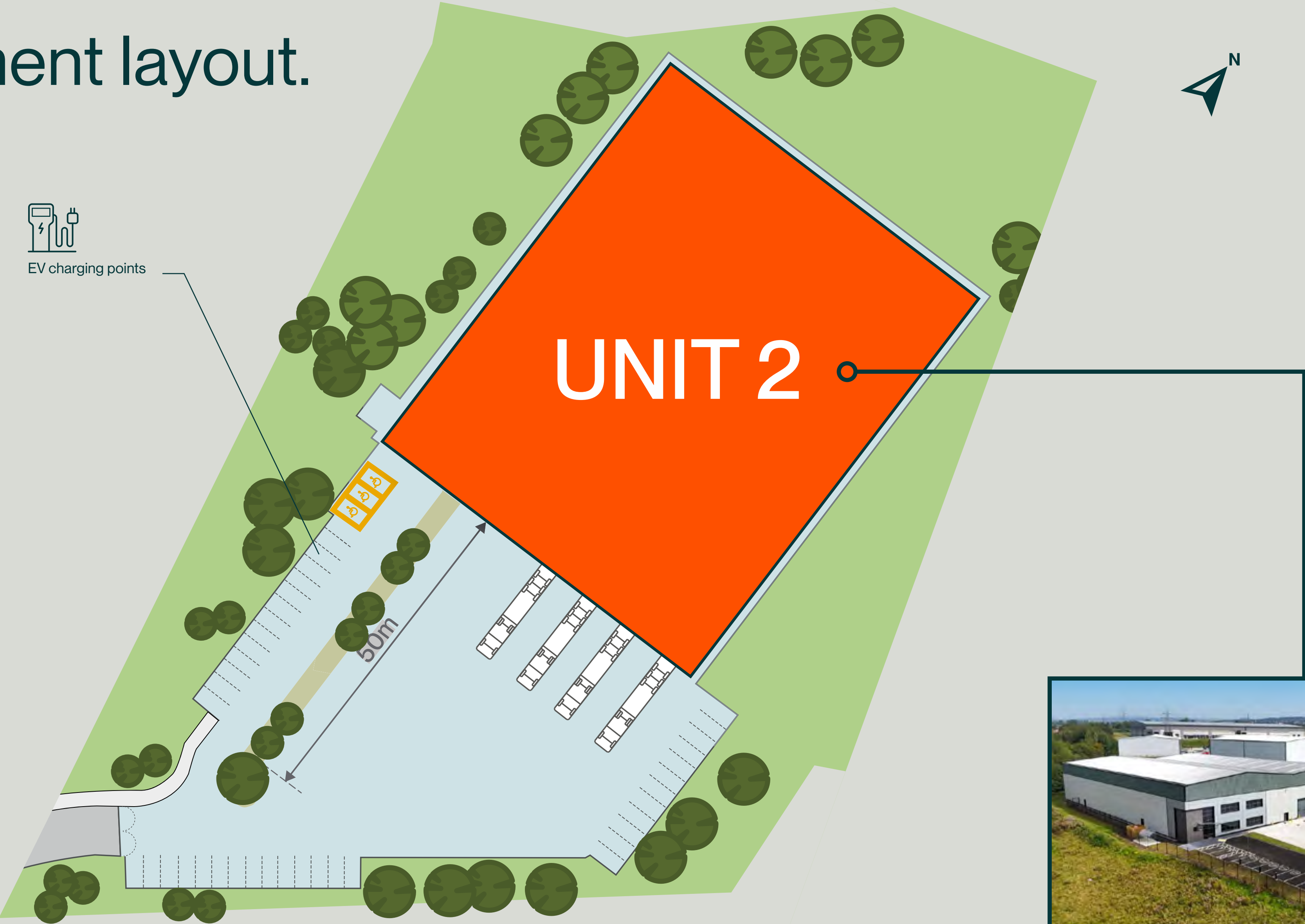
High quality two
storey open plan
office accommodation



Warehousing that Works.



Development layout.



Development is indicative.



Warehousing that Works.





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Warehousing that Works.



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