



# AURORA PARK

## Oldham

LYDIA BECKER WAY • CHADDERTON • OLDHAM • OL9 9JE

New warehouse units  
**4,732 to  
34,375 sq ft**

# TO LET

AVAILABLE Q3 2027

[auroraparks.co.uk/oldham](http://auroraparks.co.uk/oldham)

40%  
PRE-LET



# 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 4,732 to 20,628 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



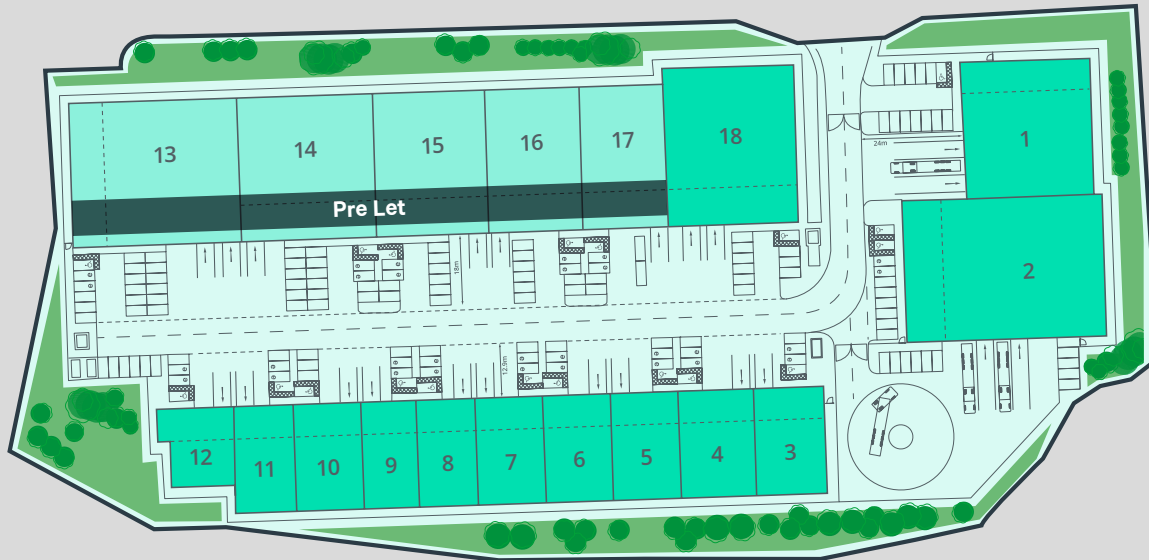
**1.9 million** working age population within 30 minute drive



**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       | 2,912       | 13,747 |
| 2    | 17,420       | 3,208       | 20,628 |
| 3    | 4,550        | 1,448       | 5,998  |
| 4    | 4,910        | 1,563       | 6,473  |
| 5    | 4,364        | 1,389       | 5,753  |
| 6    | 4,364        | 1,389       | 5,753  |
| 7    | 4,364        | 1,389       | 5,753  |
| 8    | 3,818        | 1,216       | 5,034  |
| 9    | 3,589        | 1,143       | 4,732  |

| Unit | Ground Floor | First Floor | Total  |
|------|--------------|-------------|--------|
| 10   | 4,361        | 1,389       | 5,750  |
| 11   | 3,828        | 1,211       | 5,039  |
| 12   | 3,439        | 1,611       | 5,050  |
| 13   | PRE LET      |             |        |
| 14   | PRE LET      |             |        |
| 15   | PRE LET      |             |        |
| 16   | PRE LET      |             |        |
| 17   | PRE LET      |             |        |
| 18   | 12,454       | 2,692       | 15,146 |



# 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**

[auroraparks.co.uk/oldham](http://auroraparks.co.uk/oldham)



# A Sustainable Approach.



# Green Credentials.

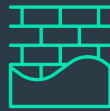
Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 12% reduction in annual CO2 emissions over 2013 Building Regulations. As a result, occupation costs to the end user will be reduced.

**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  
///honey.reds.linked

|                                                                                                                        |                                  |            |         |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------|---------|
| <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**  
a dream company

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. September 2026 | 25174/004/25

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