

TO LET



Units 9 & 10 - Cromford Business Centre, Cromford Street, Oldham, OL1 4EA

Industrial Units Ranging From
964 – 1,928 Sq Ft (89.63 –
179.26 Sq M)

- Established Industrial Location
- Newly Refurbished
- 8 Miles North-East of Manchester City Centre
- Nearby A62 Access Leading to M62
- Can be taken individually



Unit 9



Unit 10



Unit 10



Unit 9

Location

The units are located on Cromford Business Centre, an estate made up of 14 units off Cromford Street in Derker, Oldham. The site is well situated being only 0.5 miles from Oldham Way (A62) leading to all major roads into Oldham Town Centre and Manchester City Centre.

The units are located approximately 1 mile from Oldham Town Centre and 8 miles North East of Manchester City Centre. Derker train station is immediately across from the Estate.

Description

The available units comprise a single storey mid terrace industrial units of steel portal frame construction with brick and block work elevations under a sloping corrugated metal roof, incorporating translucent roof panels.

Internally, the units benefit from an open plan workshop with WC facilities at the rear. Internal specifications include painted walls and hard painted floor. Access into the units is via a manual up-and-over loading bay door and a personnel door to the side.

Mains services include Electric and Water which are direct supplies and are charged separately to Rent.

Accommodation

Measured in accordance with the RICS Property Measurement (2nd Edition) to provide the following approximate Gross internal Area:

Unit	Size
9	964 Sq Ft / 89.63 Sq M
10	964 Sq Ft / 89.63 Sq M
Total	1,928 Sq Ft / 179.26 Sq M

VAT

The property is VAT elected.

Business Rates

Unit	Rateable Value
9	£8,900
10	£9,100

Both units apply for 100% small business rates relief providing this is your only commercial property. We advise all interested parties to make their own enquiries to the Valuation Office Agency.

Asking Rent

Unit	Rent
9	£11,600 + VAT
10	£11,600 + VAT
Combined Total	£23,200 + VAT

Service Charge

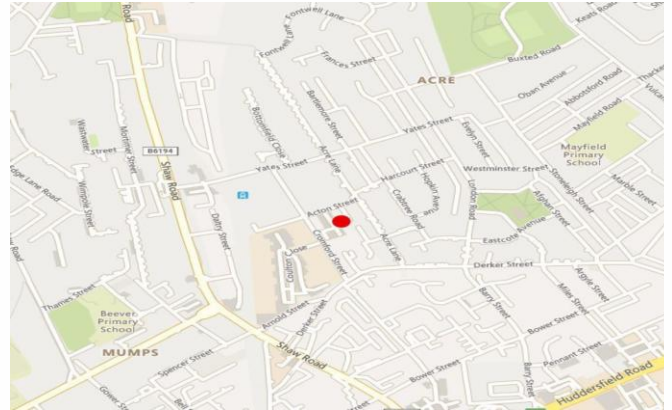
Unit	Service Charge
9	£1,035.18 + VAT
10	£1,035.18 + VAT
Combined Total	£2,070.36 + VAT

The service charge is reviewed on an annual basis 30/09/2026 at which a new proportion is allocated. A service charge budget will be provided to all Tenants.

Property Insurance

Unit	Insurance
9	£299.44 + VAT
10	£299.44 + VAT
Total	£598.88 + VAT

The Landlord will insure the property, and the tenant will be responsible for reimbursing the premium. The policy is reviewed on an annual basis (20/02/2027), at which point the fair proportion premium will be apportioned to Tenants.



Deposit

A deposit will be payable and dependant on due diligence checks and trading history.

Legal Costs

A contribution towards the legal fees and credit checks applies. This is fixed at £275 + VAT.

Terms

The property is available by way of a full repairing and insuring (FR&I) Lease on a term to be agreed.

Planning

Use class B2/B8 (Industrial).

EPC

Unit 9 has an EPC rating of E & unit 10 is under reassessment. A copy of the certificate can be supplied upon request.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on the RICS website. We advise you obtain professional advice if you are not represented.

Anti-Money Laundering Regulations

In accordance with HMRC Anti-Money Laundering Regulations, a certain level of identification and Anti-Money Laundering checks will be required from the prospective Tenant.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

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Date of Preparation

23 March 2026