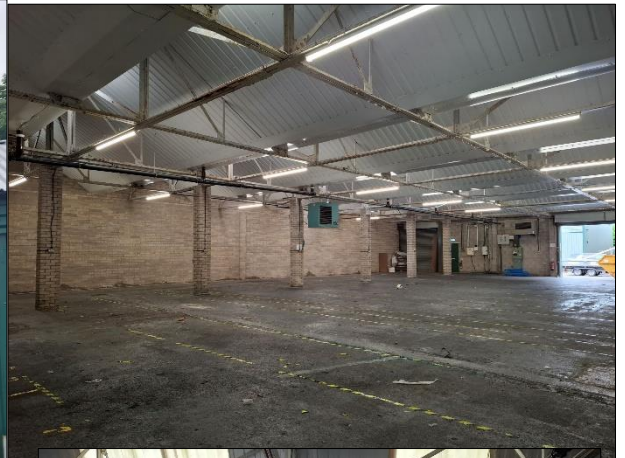
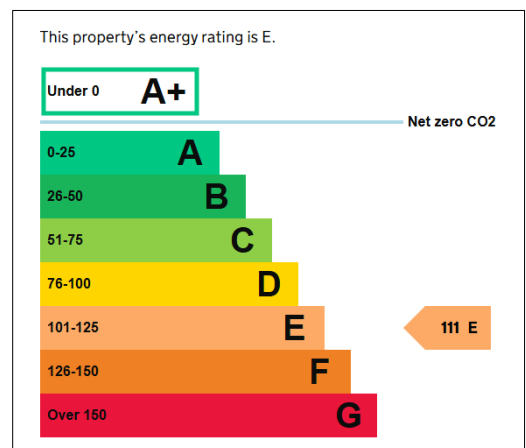


Unit 7-8, Boarshurst Business Park, Boarshurst Lane, Greenfield, Oldham, OL3 7ER



- Light Industrial/Warehouse Unit
- 674.25 sq m (7,258 sq ft)
- Self Contained
- Solar Panel System Installed
- 2 Roller Shutter Loading Doors
- 3.61m (approx.) Minimum Height
- Popular Business Park Location
- Close to Village Centre
- Within ½ Mile of Railway Station & main trans Pennine Roads

TO LET: £35,000 per annum, exclusive



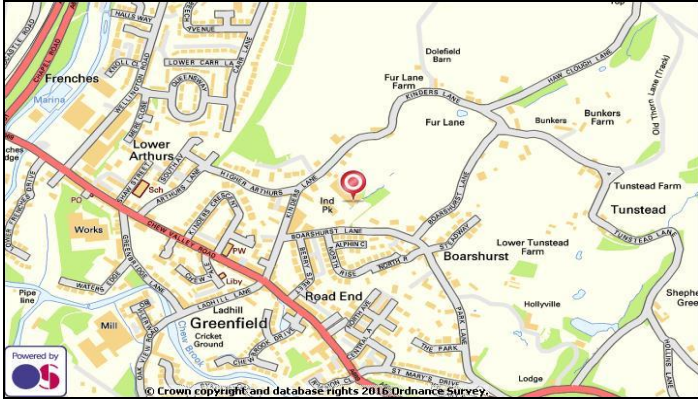
Sales | Lettings | Lease Renewals | Rent Reviews

Acquisitions | Commercial/Residential Valuation & Surveys

General Lease Advisory | Property Management

LOCATION

Boarshurst Business Park is situated on Boarshurst Lane to the north of Greenfield village centre and is approached via Kinders Lane, which is off Chew Valley Road (A669). It is a predominantly suburban residential area, although the Business Park itself is situated within an employment zone and adjoins other light industrial premises to one boundary.



DESCRIPTION

Unit 7-8 comprises light industrial workshop premises extending to 674.25 sq m (7,258 sq ft) incorporating reception office, private office, kitchen/canteen and toilet facilities. It benefits from 2 no roller shutters loading access doors, 3.61m (min) height and is fitted with gas space heaters.

ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement Professional Statement and the gross internal floor area is as follows:

674.25 sq m (7,258 sq ft)

SERVICES

All mains services are understood to be available to the property, however, prospective Tenants should check current suppliers to ensure they meet any specific requirements.

We are informed that a solar panel system is installed offering a cost effective energy solution for an occupier which we understand reduces electricity costs and lowers the buildings carbon footprint.

TERMS

The property is available for a minimum term of three years, on an effective full repairing and insuring basis. Annual buildings insurance is payable in advance, and we are informed this is approximately £1,500.

RENT

£35,000 per annum, exclusive

LEGAL COSTS

The Tenant is to be responsible for the Landlords reasonable legal costs incurred in the preparation of the Lease documentation in this matter and an undertaking will be required.

ESTATE SERVICE CHARGE

A service charge is payable to cover the cost of maintenance, upkeep and repair of common parts of the estate including landscaping, gates and boundary fencing, external lighting and CCTV (not monitored). This is currently assessed at £1,200 per annum.

LANDLORD & TENANT ACT 1954

The Lease will be excluded from the security of tenure and compensation provisions of Section 24-28 of the Landlord & Tenant Act 1954 Part 2 (as amended).

BUSINESS RATES

The property has been assessed for rating purposes as follows:

Rateable Value: £31,750

Prospective Tenants are advised to check the rates payable with the Local Authority.

LOCAL AUTHORITY

Oldham MBC (t) 0161 770 3000 (w) www.oldham.gov.uk

VAT

We are informed that VAT is payable in addition to the rents and other charges quoted.

VIEWING

Strictly by prior appointment with Breakey and Nuttall. Please refer to the notes section below.

NOTE:

The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective Tenant obtains professional advice from a qualified surveyor or solicitor before agreeing and signing a business tenancy agreement.

These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation.

Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Circumstances may change beyond our control after the publication of these particulars. Viewing is at own risk.

Subject to Lease/Contract BN/JCN/LO'B/A595 August 25

7 | Salmon Fields Business Village | Royton | Oldham | OL2 6HT

T | 0161 660 3101 F | 0844 858 8214 E | info@breakeynuttall.co.uk W | www.breakeynuttall.co.uk

Regulated by RICS

Important Notice: Breakey & Nuttall for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employment of Breakey & Nuttall has any authority to make representations or give any warranties in relation to this property. (4) measurements and floor areas are given as a guide and should not be relied upon. (5) no tests have been carried out on any service installations, plant, machinery, equipment or fixture and fittings referred to in these particulars and no warranty is given as to their condition or operation. (6) circumstances may change beyond our control after the publication of these particulars.