



markwarburton

CHARTERED SURVEYORS

ID 100-151

TO LET

INDUSTRIAL / WAREHOUSE UNIT

6,851 SQ. FT / 636 SQ. M

+ MEZZANINE 1,868 SQ.FT (174 SQ. M)



UNIT 1, OLDHAM WEST BUSINESS CENTRE,
PEEL STREET, CHADDERTON, OLDHAM, OL9 9LH

PROPERTY LOCATION

Fronting Peel Street at the junction with Watts Street in a well established industrial and commercial area close to Oldham and readily accessible to the regional road network.



A669 MIDDLETON RD

WATTS STREET

UNIT 1 OLDHAM WEST
BUSINESS CENTRE

PEEL STREET





- Well located adjacent to Chadderton town centre
- 1.5 miles south of Oldham
- Established industrial/commercial area
- Good access to A627M and Jnct 20 M62

A modern single storey industrial/warehouse unit of steel portal frame construction providing an eaves height of 5m (16ft 6ins).

Access into the warehouse is at the rear via a loading yard through to an electrically operated roller shutter door (4.8m high by 3.8m wide). Internally along the left side is a bank of offices, reception, fitted kitchen and staff welfare facilities with mezzanine storage above.

Externally at the front is staff and customer parking for approx. 12 cars and to the rear a dedicated loading area accessed from Peel Street.

Further particulars on application.





SERVICES

All mains service connections including 3 phase electricity supply are available on including gas, electricity, water, and drainage connections.

Heating via gas fired blower in warehouse and wall mounted electric heaters to offices etc.

RATEABLE VALUE

£44,250

TERMS

Available on a new lease for a period to be agreed at an initial rent of £55,000/annum.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

FLOOR AREA

The property extends to a gross internal floor area of 6,851 sq. ft made up as follows:

Footprint	6,851 sq. ft	636 sq. m
Mezzanine	1,868 sq. ft	174 sq. m
TOTAL	8,719 sq. ft	810 sq. m

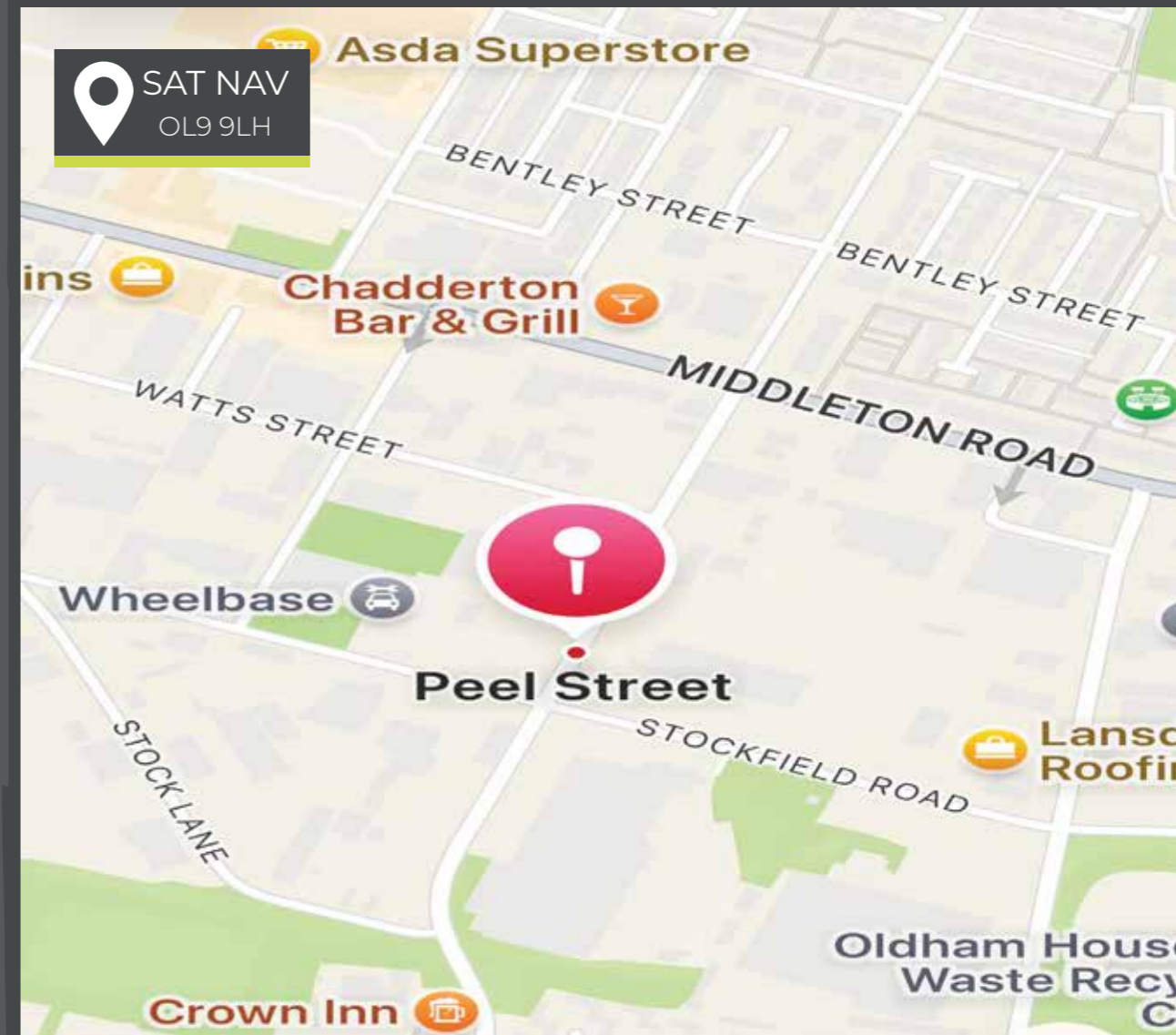
VIEWING:

By prior appointment

Mark Warburton
Chartered Surveyors

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