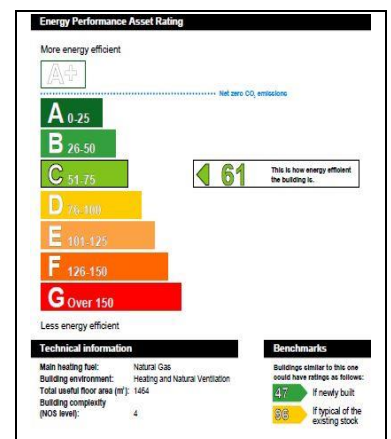


Pennine House, 77 Union Street, Oldham, OL1 1HH



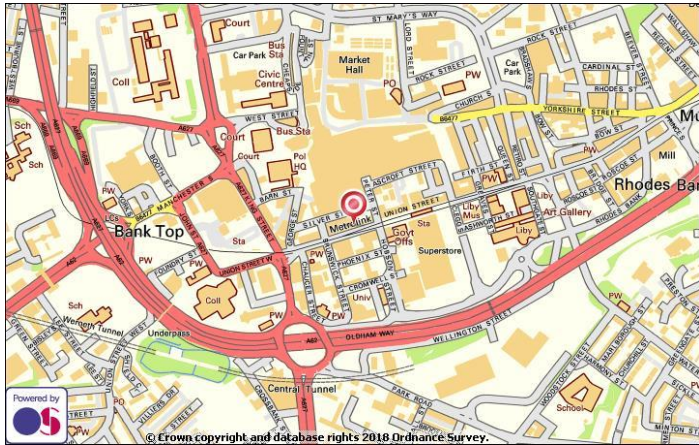
- Modern Office Building
- 1,291.10 sq m (13,897 sq ft) NIA
- Available as a Whole or on a Floor by Floor Basis
- Passenger Lift to all Floors
- Car Park to Rear with 15 Spaces
- Fully Accessible, Well Specified Accommodation
- Prominent Town Centre Position
- Facing Central Metrolink Stop and Sainsburys



TO LET: £135,000 Per Annum, Exclusive

LOCATION

The property is situated on Union Street in Oldham town centre. It is adjacent to Oldham Centre Metrolink Stop, and facing Sainsbury's within the town's central business district. Metrolink provides regular tram services to both Manchester and Rochdale, and the property is within 2 miles of the A627 (M) link road to junction 20 of the M62 Trans Pennine motorway. Union Street is just to the south of Oldham's prime shopping area, which has undergone a significant regeneration program, including the addition of an Odeon multiplex cinema within the grade II listed former town hall, and is within walking distance of Oldham central bus station, the Civic Centre, Gallary Oldham and three colleges.

**DESCRIPTION**

A modern purpose built office building providing high quality accommodation arranged over ground and two upper floors with plant room and storage at third floor level. It is available as a whole or on a floor by floor basis and benefits from:

- Cat II Lighting
- 8 Person Passenger Lift to all Floors
- WC, Kitchen & Shower Facilities
- Double Glazing
- Comfort Cooling
- Gas Central Heating/Solar Powered Hot Water System
- Combination of Screed & Perimeter Trunking
- Up to 15 car parking spaces.

SERVICES

We understand that all mains services are available to the property. Prospective tenants should make their own enquiries to satisfy themselves.

RENT

£135,000 per annum, exclusive

VAT

We are informed that VAT is not payable in addition to the rent quoted.

SERVICE CHARGE

A service charge will be levied for the cost of maintenance repair and decoration to the common areas of the property.

LOCAL AUTHORITY

Oldham MBC Civic Centre West Street Oldham OL1 1UT.
(T) 0161 770 3000 (W) www.oldham.gov.uk

ACCOMMODATION

The property has been measured to IPMS 3 in accordance with the RICS Property Measurement Professional Statement. The net internal floor areas are as follows:

GROUND FLOOR	380.90 sq m	(4,100 sq ft)
FIRST FLOOR	393.40 sq m	(4,235 sq ft)
SECOND FLOOR	392.00 sq m	(4,219 sq ft)
THIRD FLOOR	124.80 sq m	(1,343 sq ft)
TOTAL	1,291.10 sq m	(13,897 sq ft)

TERMS

The property is available for a term to be agreed on a full repairing and insuring basis

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.

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: £132,000

Uniform Business Rates 2018/2019: £0.493

Prospective tenants must check and confirm rates payable with the Local Authority.

VIEWING

Strictly by prior appointment with the agent. 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. The Code is available at <http://www.lettingbusinesspremises.co.uk/>

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. We have not been provided with any of the following compliance records for the property; Asbestos Management Survey & Risk Register/Annual Gas Safety Certificate/Fixed Wiring Certificate (known as an EICR)/Legionella Risk Assessment. Should you arrange to view the property, it will be assumed that you do so at your own risk.

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.

Subject to Lease/Contract VB/GDO/A581 December 18

12 | 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

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.