

Broadway Central

Oldham

- › 8 new industrial/warehouse units
- › 7,643 – 51,954 sq ft (units 5-8 combined)
- › Available Summer 2023
- › 1 mile from M60 J21

To let

Chancerygate 

www.broadwayoldham.co.uk

Broadway Central

Strategically located within 1.5 miles of both Junction 21 of the M60 motorway and Junction 20 of the M62 motorway.

Six miles north of Manchester City Centre.

Proximity to a major labour force with various skill base.

Manchester International Airport within 20 minute drive.

Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	23,502	3,494	26,996
2	8,525	1,851	10,376
3	6,276	1,367	7,643
4	9,763	1,399	11,162
5	15,338	2,895	18,233
6	11,431	1,980	13,411
7	9,967	1,722	11,689
8	6,867	1,754	8,621





Computer generated image of units 2-4

Units 1-8

7,643 up to 51,954 sq ft (units 5-8 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



Clear internal height 8.4-10m



Secure logistics park



Generous yards



37.5kN sq m floor loading



Electric loading doors



Electric car charging points



12 year collateral warranty available



Ability to combine units



Landscaped environment

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a leasehold basis on terms to be agreed.



Computer generated image

Broadway Central



Image of previous Chancerygate development



Image of previous Chancerygate development



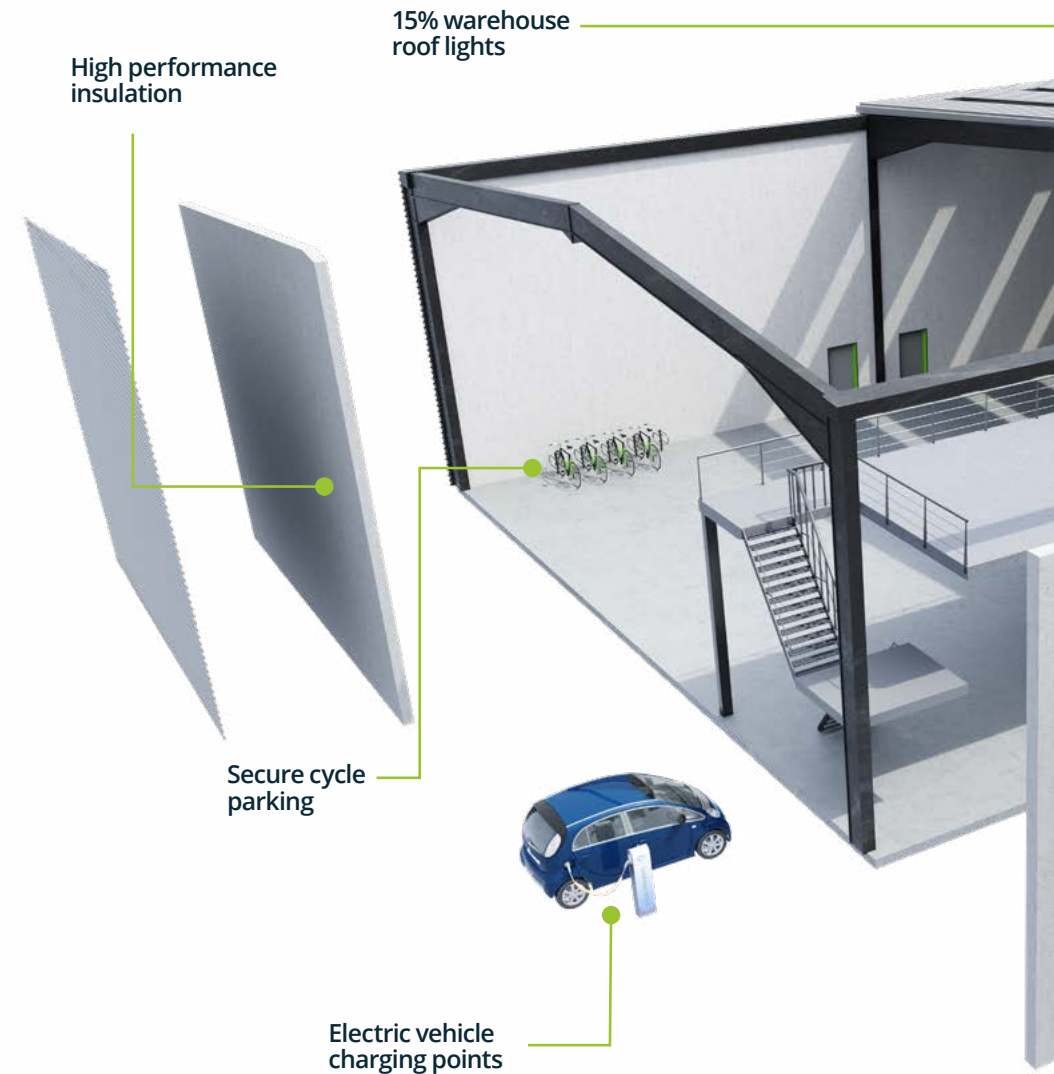
Computer generated image of unit 1

Green Credentials

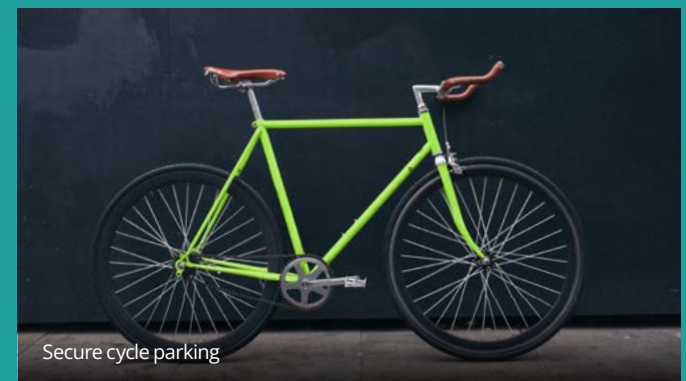
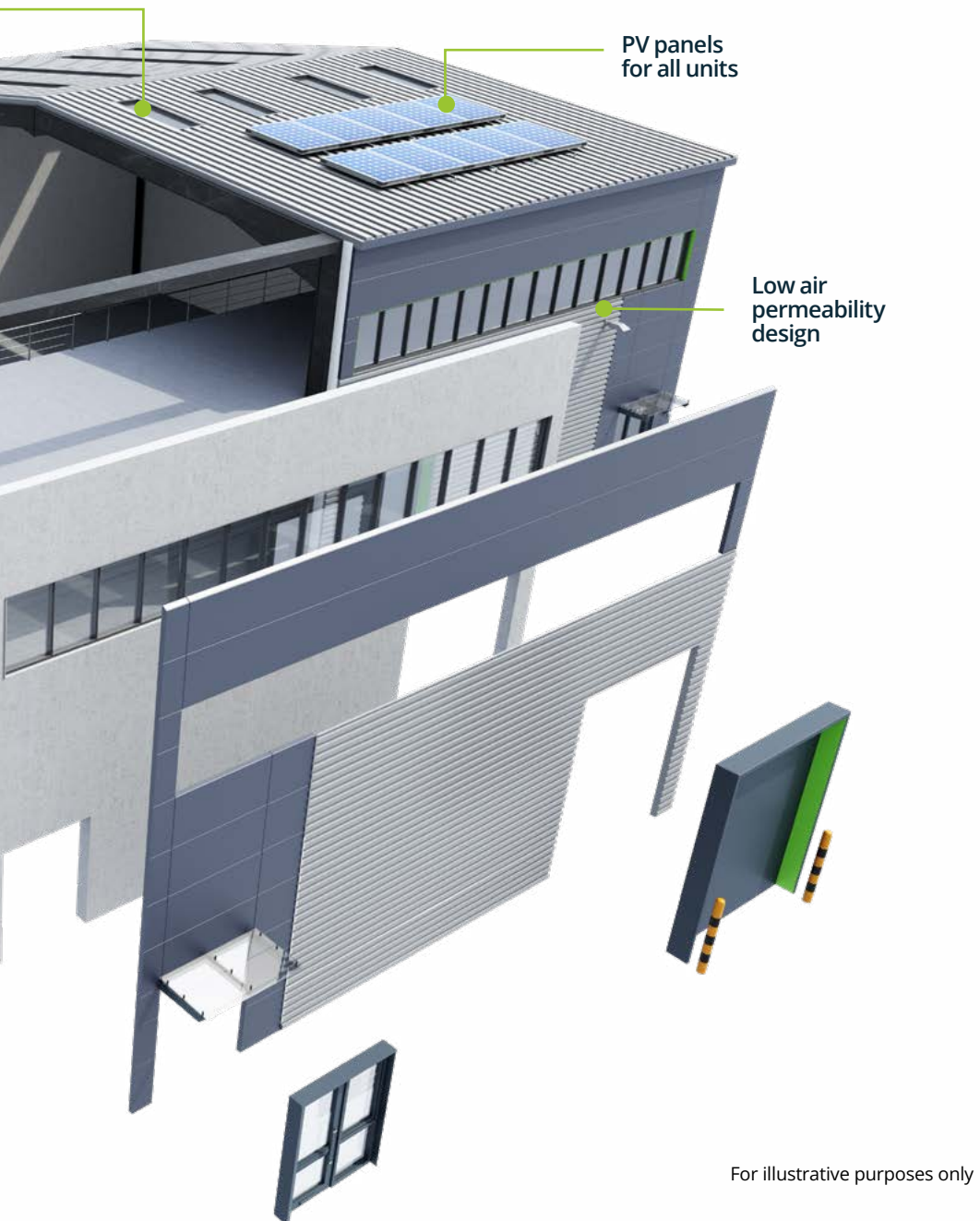
Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation and target a minimum EPC rating of B for their units. As a result, occupational costs to the end user will be reduced.

The green initiatives for pre-planning have included:

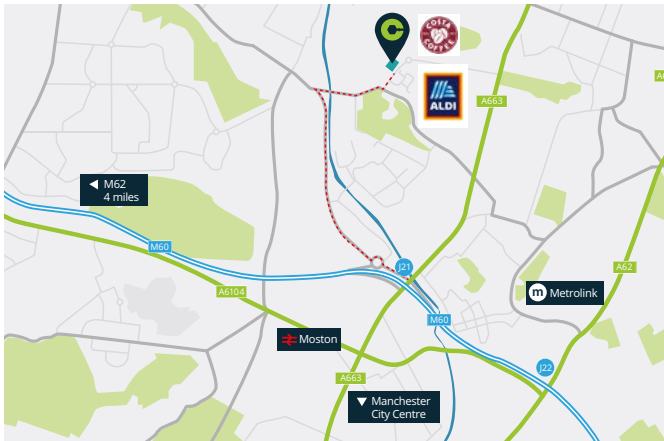
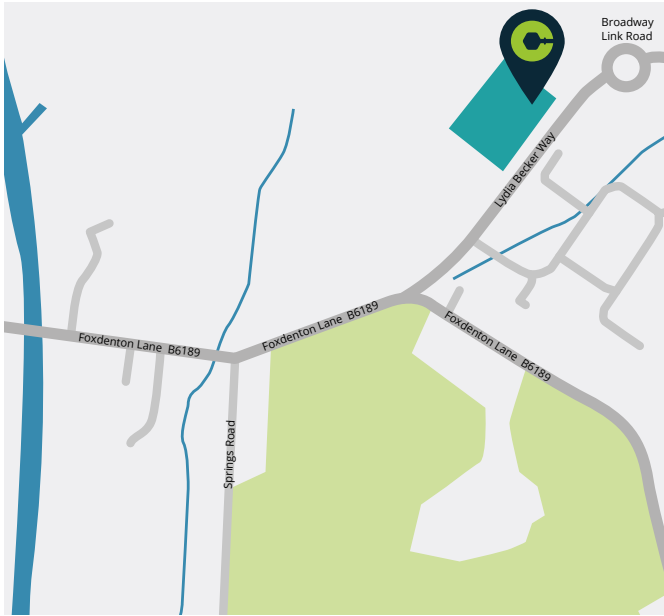
- PV panels for all units
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- Targeting BREEAM rating 'Very Good'



Broadway Central



Broadway Central



www.broadwayoldham.co.uk

Travel Distances

Road

J21 M60	1 mile/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

Rail/Metrolink:

South Chadderton Metrolink	1.8 miles
Moston Railway Station	2 miles
Mills Hill Railway Station	1.4 miles

Airport:

Manchester Airport	17.4 miles/19mins
--------------------	-------------------

Broadway Central
Lydia Becker Way
Broadway Green
Oldham
OL9 9FP



More information available
through the joint marketing agents:

**AVISON
YOUNG**

0161 228 1001

James Goode
07891 810260
james.goode@avisonyoung.com



Rick Davies
07831 658804
rick@daviesharrison.com

A development by:
Chancerygate

Andrew Farrer
07736 072351
afarrer@chancerygate.com

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. August 2022.

12764.08/22