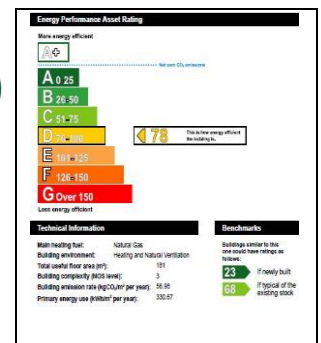


Oakdale Mill, Delph New Road, Delph, Oldham, OL3 5BY



- Light Industrial, Warehouse and Office Units
- From 39 sq m to 1010.51 sq m (420 sq ft to 10,878 sq ft)
- Five Units Including One Office Suite
- Available Individually, as a Whole, or in Combination
- Alongside A6052 Between Delph and Uppermill



TO LET: From £7,200 per annum, exclusive

LOCATION

The site is located on the eastern side of Delph New Road (A6052), in an established industrial location, approximately 0.75 miles from Delph Village, 1.5 miles from Uppermill and 5.5 miles from Oldham town centre. Motorway access is via junctions 21 or 22 of the M62 motorway, both approximately 6 miles to the north.



DESCRIPTION

The units and space available form part of the larger mill premises owned and occupied by Durr Furniture. The units detailed below can be taken as a whole, or individually, or a combination thereof, subject to terms and use.

Unit 1 benefits from loading and pedestrian access from the side, w/c and a small office.

Unit 2 benefits from loading and pedestrian access from the side, w/c, staff brew area and mezzanine office.

Units 4 & 5 benefit from a raised loading dock, shared w/c and brew facilities.

Unit 6 is a self-contained suite of first floor offices, with shared w/c and brew facilities.

Unit 7 is to be completed, faces the car park, and could suit retail/office use.

ACCOMMODATION

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

Unit 1	309.89 sq m	(3,336 sq ft)	£15,000
Unit 2	368.53 sq m	(3,967 sq ft)	£15,000
Units 4 & 5	221.33 sq m	(2,383 sq ft)	£10,000
Unit 6 (offices)	71.8 sq m	(773 sq ft)	£12,000
Unit 7	39.0 sq m	(420 sq ft)	£7,200 * to be completed.

TOTAL 1010.55 sq m (10,878 sq ft)

RENT

All rents are per annum, exclusive.

SERVICES

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

TERMS

The property is available for a term to be agreed on a full repairing and insuring basis. The Tenant will reimburse the Landlord for the cost of annual buildings insurance.

SERVICE CHARGE

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

LEGAL COSTS

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

LANDLORD & TENANT ACT 1954

The lease/s 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

Some of the units have individual assessments for rating purposes, some will need assessing by the local authority once a lease completes.

LOCAL AUTHORITY

Oldham MBC Civic Centre West Street Oldham OL1 1UT.

(T) 0161 770 3000 (W) www.oldham.gov.uk

VAT

We are informed that VAT is payable in addition to the rent quoted.

VIEWING

Please contact the office on 0161 660 3101 to arrange a viewing of the property.

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 www.bpf.org.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 fixture 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.

Subject to Lease/Contract VB/GDO/A587 May 18

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

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