



TO LET BRAND NEW WAREHOUSE/INDUSTRIAL UNIT
ON A SITE OF 3 ACRES
AVAILABLE NOW 60,181 SQ FT

RUGBY BUSINESS PARK, GORSE STREET, CHADDERTON, OLDHAM OL9 9RJ
PHASE 2 PRE-LET TO A-PLANT 65,000 SQ FT ON 5 ACRES





SPECIFICATION

SPECIFICATION

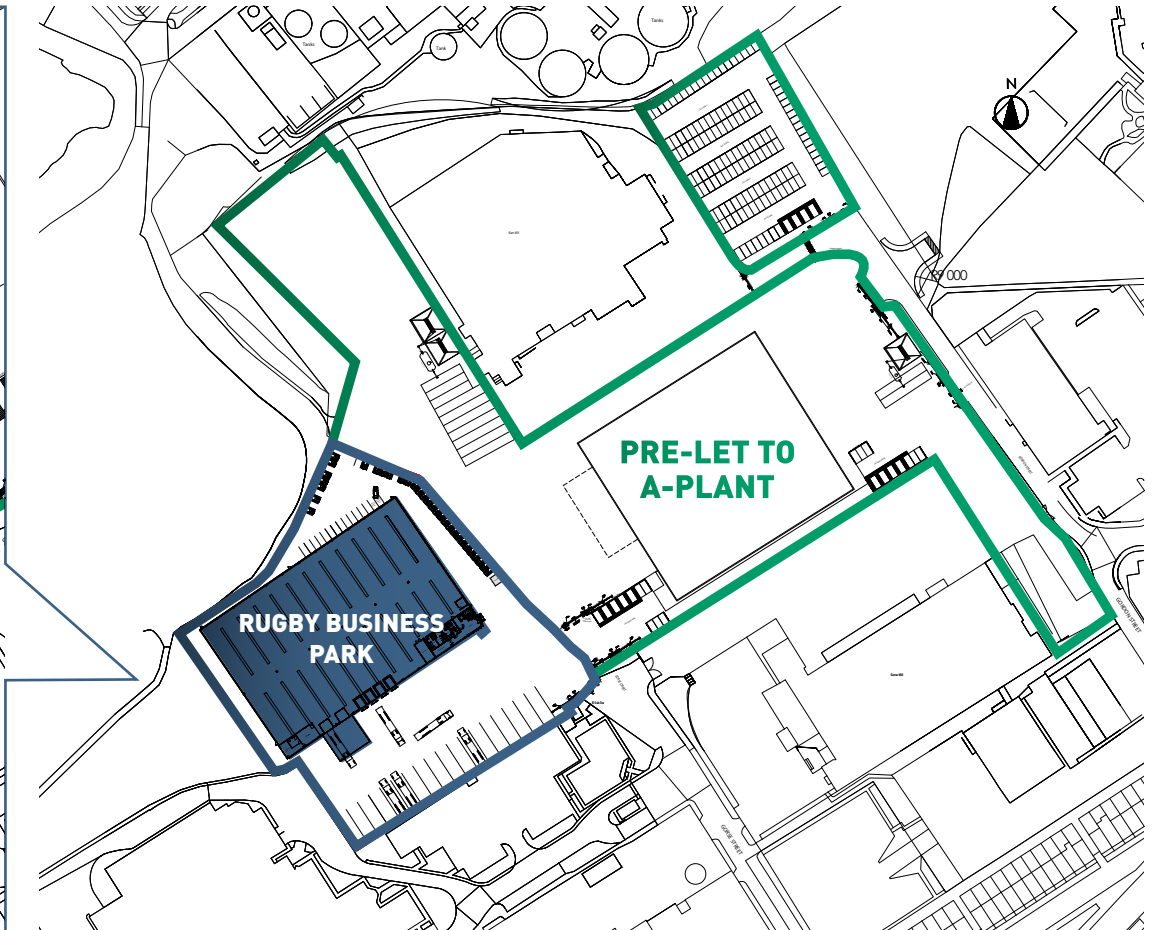
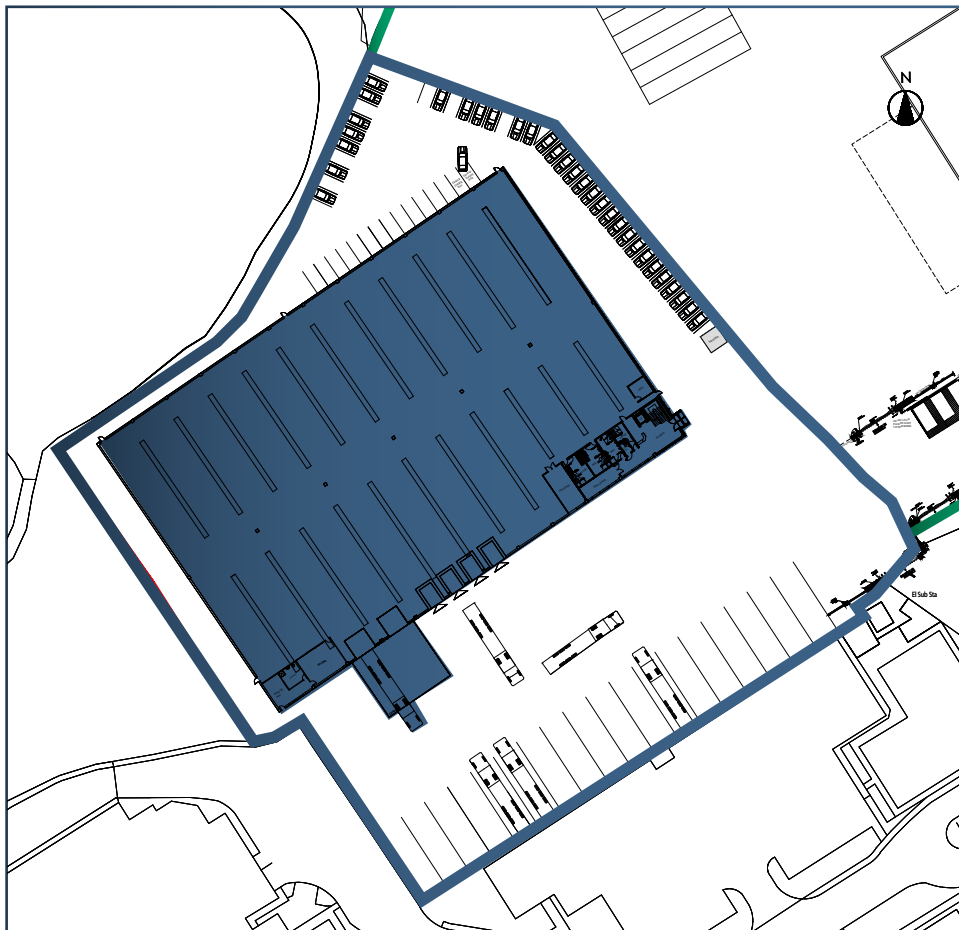
- Composite roof cladding including circa 10% translucent rooflights
- Composite wall cladding with aluminium powder coated curtain walling to offices
- 12m to underside of eaves
- Floor loading 50kn/m²
- 4 no. dock levellers
- 2 no. drive-in doors
- Two storey office accommodation
- Feature entrance to office area
- 50m concrete yard
- Minimum of 60 car parking spaces
19 no. HGV parking
10 no. cycle parking
- KVA – up to 1.5MW available
- DDA Compliant





SITE PLAN

SITE PLAN





GALLERY

GALLERY





ACCOMMODATION

ACCOMMODATION



AREA	SQ FT	SQ M
Warehouse	53,174	4,940
Gnd Floor Office Ancillary	3,100	288
First Floor Office	1,916	178
Canopy	1,991	185
TOTAL	60,181	5,591



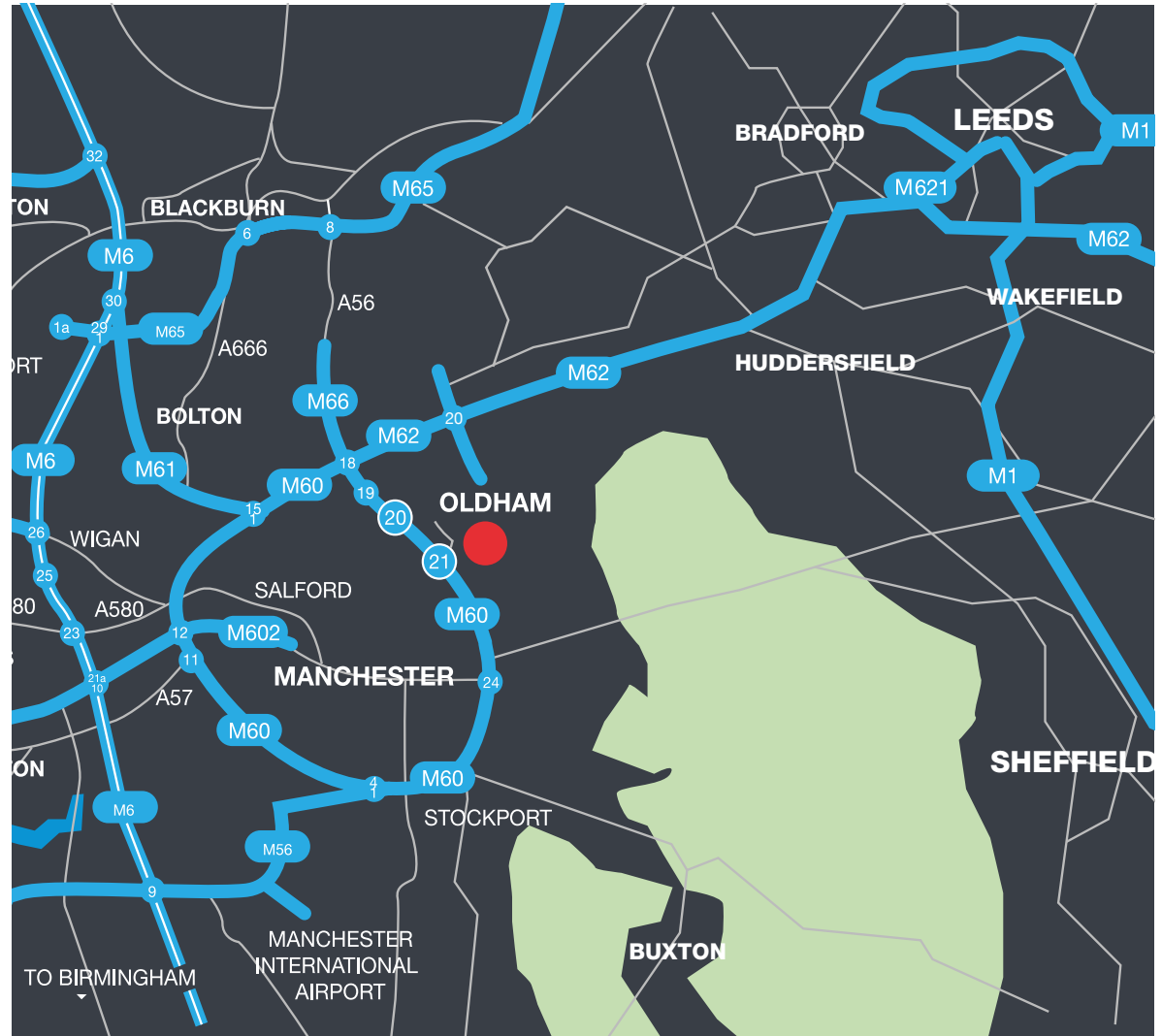
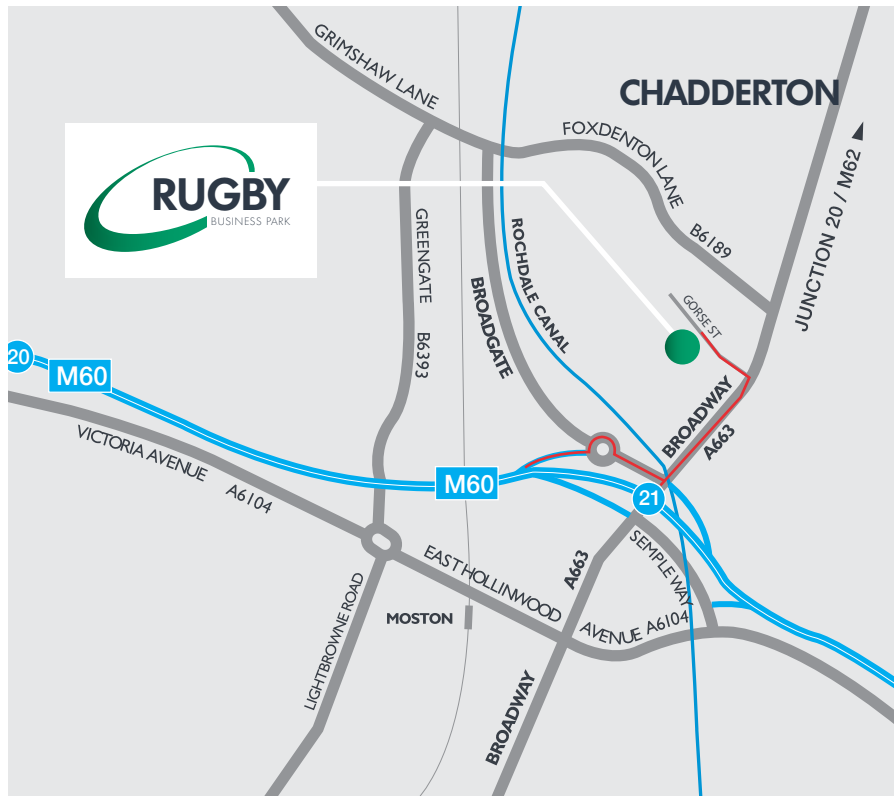


LOCATION

LOCATION




SAT NAV
OL9 9RJ



MANCHESTER CITY CENTRE

MANCHESTER AIRPORT

M60 NORTH

M60



M60

J21

J21



A663

CASCADE

RUGBY BUSINESS PARK

GORSE STREET

A-PLANT



AMENITIES

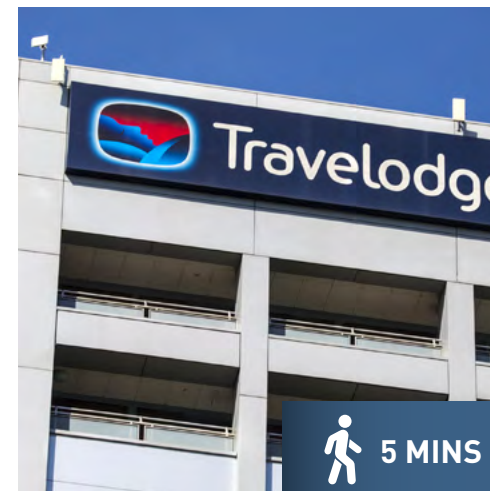
TRAVEL DISTANCES

MILES

M60 J21	0.25
Manchester	6
Leeds	38
Liverpool	40
Birmingham	100
London	205



Manchester Airport	18
Liverpool Airport	40





CONTACT

CONTACT

For more information please contact us:



No. 1 Dovecote
Old Hall Road, Sale,
Manchester, M33 2GZ

SERVICES

We understand that all mains services are available.

RATEABLE VALUE

Occupiers will be responsible for the payment of business rates.

TERMS

The facility will be available by way of a new full repairing and insuring lease for a term to be agreed.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

RICK DAVIES 07831 658 804

SARA-JANE PRESTON 07919 044 979

SAM ROGERS 07903 518 044

BRENDAN O'HERLIHY 07919 044 978



Mis Rep: Davies Harrison and Preston O'Herlihy for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison, Preston O'Herlihy or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison or Preston O'Herlihy has any authority to make or give any representation or warranty whatever in relation to this property. **Designed by** , December 2019 -