



Cobalt 2

Foxdenton Lane
Oldham Broadway Business Park
Chadderton
M24 1NN



FOR SALE / TO LET

New warehouse / industrial units of
40,000 sq ft (3,716.09 sq m) and
60,000 sq ft (5,574.14 sq m)

On the instructions of

MARSHALL

WWW.MARSHALLCDP.COM

dh

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HARRISON**
REAL ESTATE

0161 236 9999

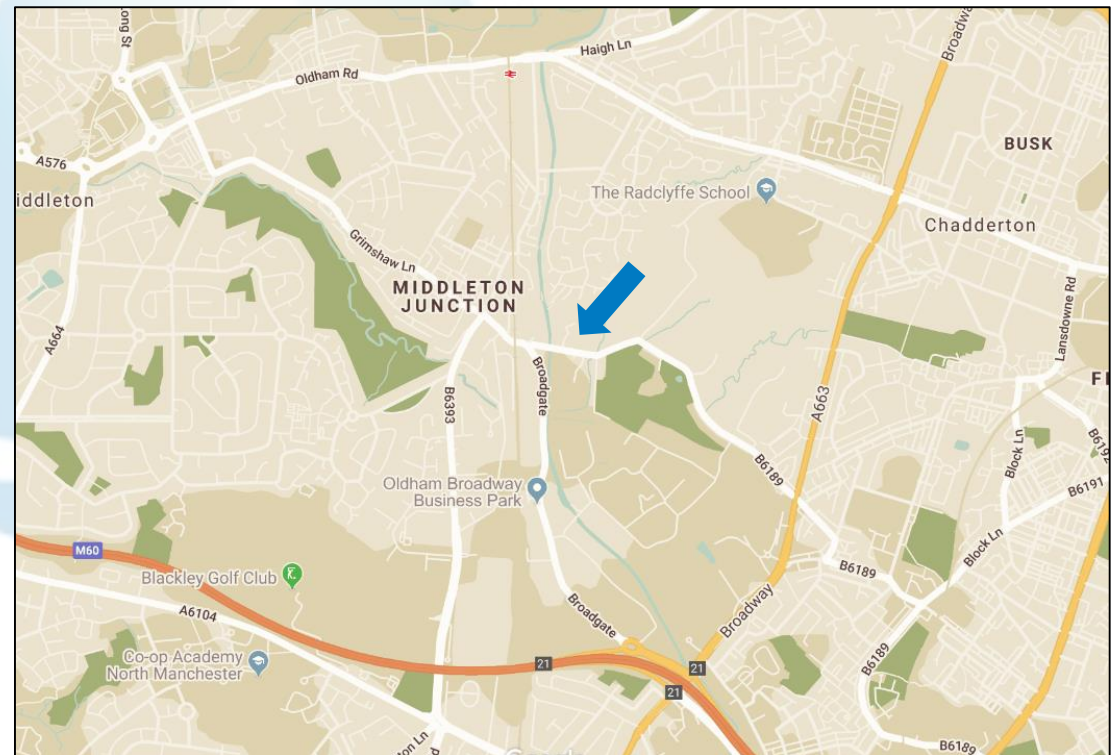
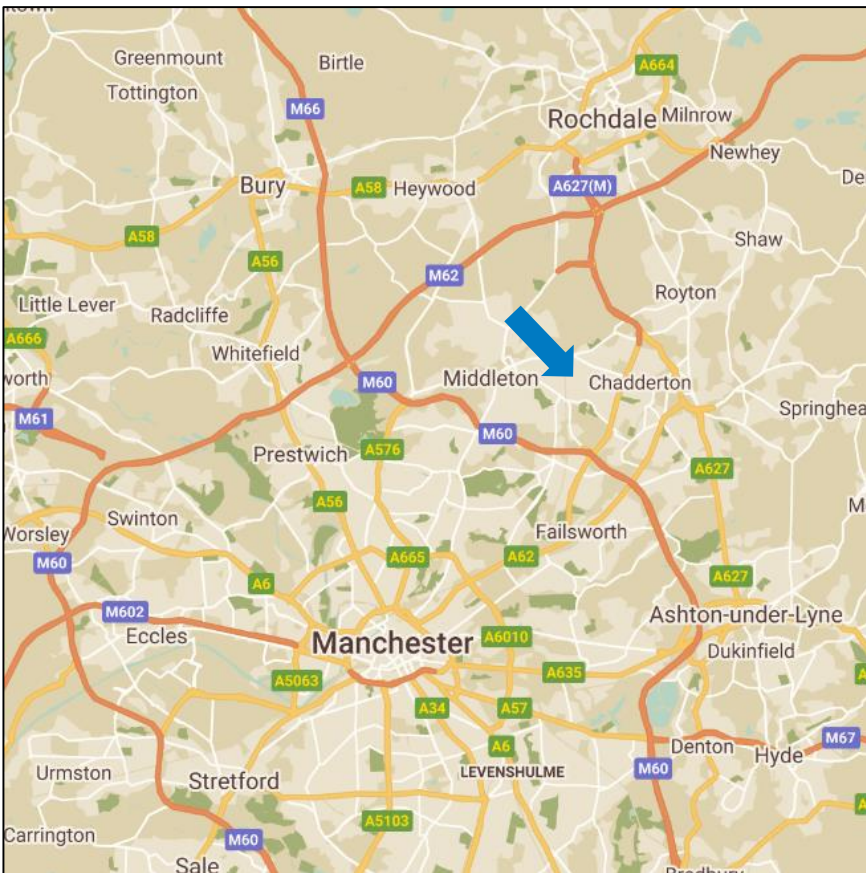
www.daviesharrison.com

LOCATION

The scheme fronts the B6189 Foxdenton Lane close to its junction with Broadgate. Junction 21 of the M60 Motorway is located approximately 1 mile away and can be accessed via Broadgate or the A663 Broadway.

Oldham Broadway has excellent road communications with close proximity to Liverpool, Manchester and Leeds via the M62 Motorway. The M6 Motorway links to Birmingham to the south and Preston, Lancashire and Carlisle to the north while the M56 Motorway provides access to North Wales and South Manchester conurbations.

Cobalt 2 is part of the wider Oldham Broadway Business Park where some of the occupiers include DVLA, Bifold Group, Iron Mountain, Ebay and SG Gaming.



| | |
|------------------------|-----------|
| Manchester City Centre | 8 miles |
| Manchester Airport | 18 miles |
| Leeds | 40 miles |
| Birmingham | 95 miles |
| Central London | 209 miles |

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ACCOMMODATION

The scheme will provide two warehouse / industrial units with the following base specification:

BASE SPECIFICATION

Industrial / Warehouse

- Minimum 7m to eaves
- Drive in and tailgate loading doors
- From 37.5kn floor loading
- Up to 10% office content
- Environmentally designed buildings

Office

- Full perimeter trunking
- Suspended ceilings with recessed Category II lighting
- High quality decoration and carpeting
- Air conditioning option



UNIT 1

Unit 1 will provide a 60,000 sq ft warehouse / industrial unit offering 2 no. level access doors, 4 no. dock doors and 76 car parking spaces.

UNIT 2

Unit 2 will provide a 40,000 sq ft warehouse / industrial unit offering 3 no. dock doors, 1 no. level access door and 55 car parking spaces.

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RATEABLE VALUE

The units will be assessed for rating purposes once developed.

We advise interested parties should make their own enquiries of Oldham Council's Rating Department.

SERVICES

We understand all mains services will be available to the complex.

Purchasers / occupiers are advised to contact the agent to discuss precise requirements.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates for the units will be commissioned following completion.

PLANNING

The scheme is an established industrial area and we believe there are no planning restrictions.

However we advise interested parties should make their own enquiries of the Local Planning Authority.

TERMS

The buildings will be available to purchase on a long leasehold basis or available to rent on a full repairing and insuring basis on a term to be agreed.

LEGAL COSTS

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

PRICE / RENTAL

Upon application.

VAT

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

VIEWINGS AND OTHER ENQUIRIES

For further information, or to arrange a viewing, please contact:

Rick Davies
07831 658804
rick@daviesharrison.com

John Harrison
07767 648094
john@daviesharrison.com

Jack Rodgers
07929 845329
jack@daviesharrison.com



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