



TO LET

SINGLE STOREY WORKSHOP/WAREHOUSE PREMISES

Unit 3, Oakdale Mill, Delph New Road, Delph, Oldham, OL3 5BY



352.25 SQ M (3,792 SQ FT) gross internal floor area

- **Roller Shutter Access**
- **3.29 m (10'7") Headroom (max)**
- **3 Phase Electricity**
- **North Light Roof**
- **£10,400 per annum, exclusive**

LOCATION

The property is located on the eastern side of Delph New Road, 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 and 22 of the M62 motorway, both approximately 6 miles to the north.



DESCRIPTION

Unit 3 comprises a single storey industrial unit, within Oakdale Mill, an existing complex of traditional construction with a North light roof. It has been recently divided and benefits from a roller shutter loading door with minimum headroom of approximately 3.29m (10'7"). On-site car parking can be made available.

ACCOMMODATION

WORKSHOP 352.25 sq m (3,792 sq ft)

SERVICES

We are informed that services are available to the unit, including gas if required, by way of sub meters, there is no WC installed, however we understand this will be arranged.

RENT

£10,400 per annum exclusive.

TERMS

The property is available for a term to be agreed on a full repairing and insuring basis with rent reviews at three yearly intervals. The Tenant will reimburse the Landlord for the cost of 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 in this matter.

BUSINESS RATES

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

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 not payable in addition to the rent quoted.

VIEWING

Please contact the office on 0161 660 3101 to arrange a viewing of the property, or alternatively email one of the surveyors listed below.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating as shown in the attached documentation.

SURVEYORS DETAILS

Glenn Drake-Owen glenn@breakeynuttall.co.uk
(m) 07794 096 547

Joanne Nuttall joanne@breakeynuttall.co.uk
(m) 07964 692 492

TENANT 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 BN/A 302 December 2013