

TO LET

UNIT P, OLDHAM CENTRAL TRADING ESTATE, COULTON CLOSE, OLDHAM, OL1 4EB



5,552 Sq Ft (515.78 Sq M)

- MODERN WAREHOUSE / TRADE COUNTER UNIT
- HALF A MILE FROM THE TOWN CENTRE
- EXCELLENT MOTORWAY LINKS
- EASY ACCESS TO POTENTIAL CUSTOMER BASE



LOCATION

Oldham Central Trading Park is situated 0.5 miles from Oldham Town Centre. The estate is situated off Cromford Street alongside Shaw Road close to the junction with the main A62 Huddersfield Road.

Oldham Central is within easy reach of the M60 / M62 motorways and the recently opened Manchester Metrolink extension.

DESCRIPTION

The estate provides development of refurbished trade counter and industrial warehouse units of modern steel portal frame construction. The elevation is brick and profile steel cladding, benefitting from:

Full height roller shutter door
Internal office accommodation
Ample car parking and good loading access
Minimum eaves height of 4.77m

Unit P is currently occupied by LED electrical wholesale.

Occupiers on the estate also include the Plumb Center; Howdens Joinery and Toolstation.

ACCOMMODATION

Office	883.27 Sq Ft	82.06 Sq M
Warehouse	4,669.62 Sq Ft	433.81 Sq M
Total Area	5,552.89 Sq Ft	515.87 Sq M

(Measurements to be confirmed)

SERVICES

All main services are installed on the premises including three phase electricity.

RENTAL

£31,500 per annum plus VAT.

SERVICE CHARGE

£2,669.01 per annum plus VAT.



LEASE TERMS

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

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

The rateable value of the premises is £20,000 as of 1 April 2017. The rates payable therefore are £9,580.00.

VAT

Rents where quoted are exclusive of but may be liable to VAT.

EPC

An EPC can be provided in due course.

VIEWING

By appointment with the sole agent, Nolan Redshaw:

Contact: Jonathan Pickles

Tel: 0161 763 0825

Email: jonathan@nolanredshaw.co.uk



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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