



markwarburton
CHARTERED SURVEYORS

ID 100-112

TO LET

SMALL SELF CONTAINED OFFICE SUITE

877 SQ. FT / 81 SQ. M

 UNIT 7 OSBORNE MILL, OSBORNE STREET,
CHADDERTON, OLDHAM, OL9 6QQ

PROPERTY LOCATION

Osborne Mill is located just off the A627 Oldham/Chadderton Way at the junction of Osborne Street and Waddington Street.

The area is well established with industrial, commercial, and retail operators and is approx. 1 mile northwest of Oldham town centre.



UNIT 7 OSBORNE MILL

A627 CHADDERTON WAY

OSBORNE STREET

A6048 OLDHAM WAY



- Well located close to Oldham town centre and M62 Motorway
- Reception area and separate office areas



Located on the Osborne Street frontage at upper street level the suite provides good quality office space with a reception and a number of separate partitioned rooms. These can be incorporated together to create one large open plan area to suit individual requirements.

The floorspace has been well accommodated to provide a pleasant working environment with a good standard of decoration, full carpeting, suspended ceilings with incorporated lighting and upvc double glazing to the front elevation.

There is on site private car parking and free on street car parking in the locality.





SERVICES

We understand all mains services are available including gas, electricity, water, and drainage connections.

RATES

Details on application.

LEASE TERMS

Available under a new lease on terms to be agreed and at a rent of £14,000/annum (£269/week).

Annual service costs are £0.10/sq ft for water, £0.33/unit for electricity and buildings insurance at £0.56/sq ft.

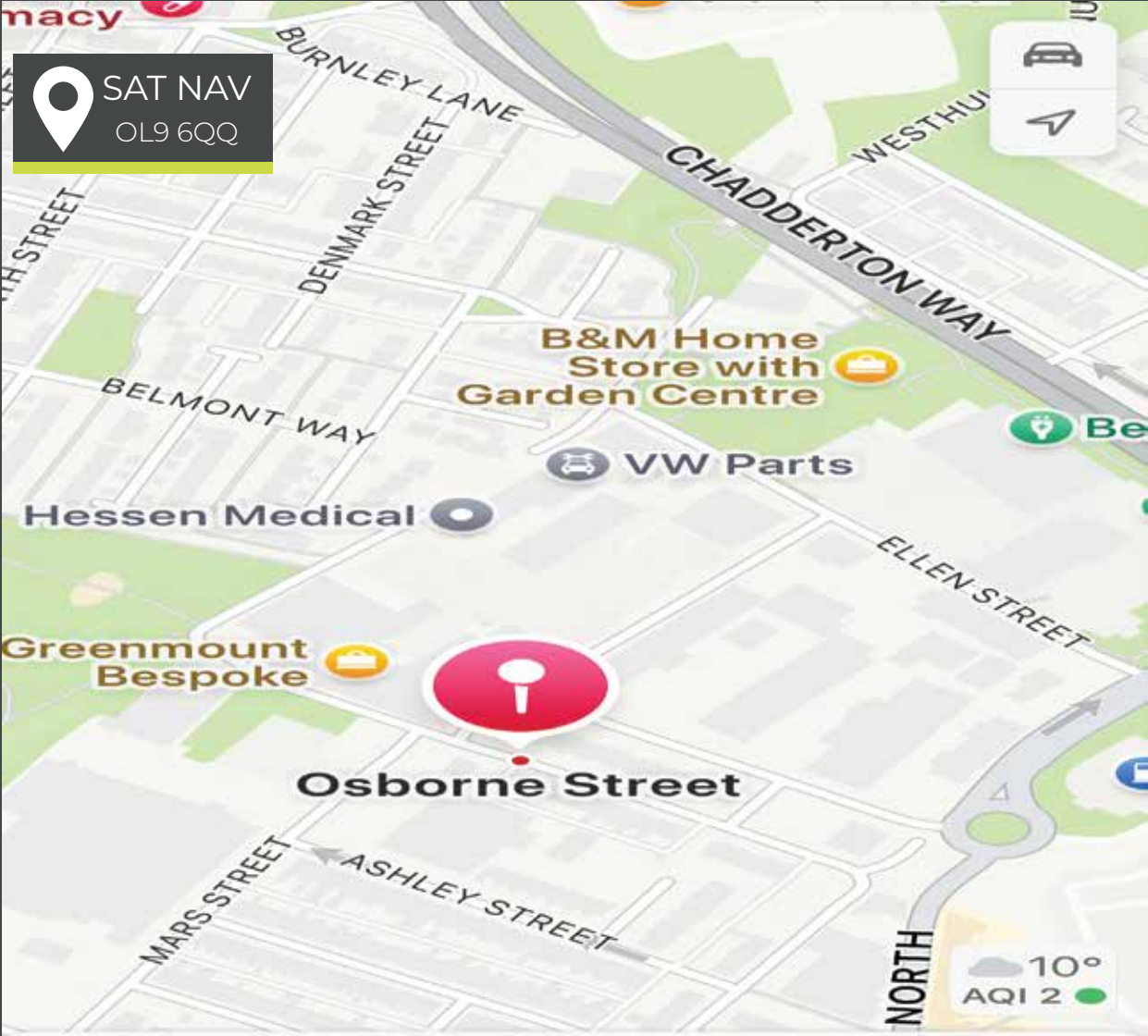
A lease preparation fee of £700 plus vat applies.

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from the proposed tenant.

FLOOR AREA

Gross net internal the floor area extends to **877 sq ft** (81 sq m)



VIEWING:

By prior appointment with the Sole Agents
Mark Warburton Chartered Surveyors

mark@mwproperty.co.uk
07769 970 244



Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.