



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.





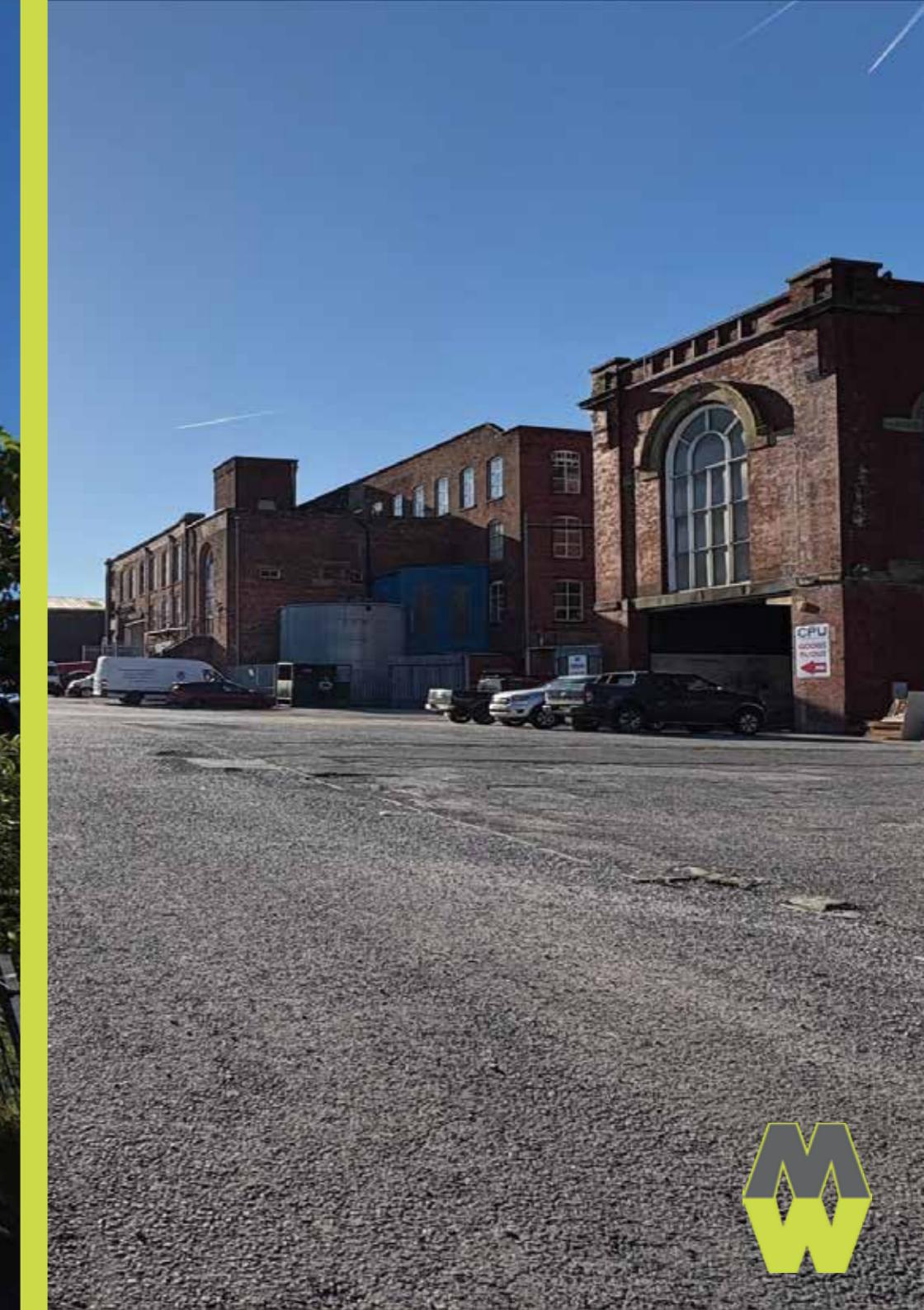
- Well located close to Oldham town centre and M62 Motorway
- Reception area and separate office areas

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.





M
W

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.

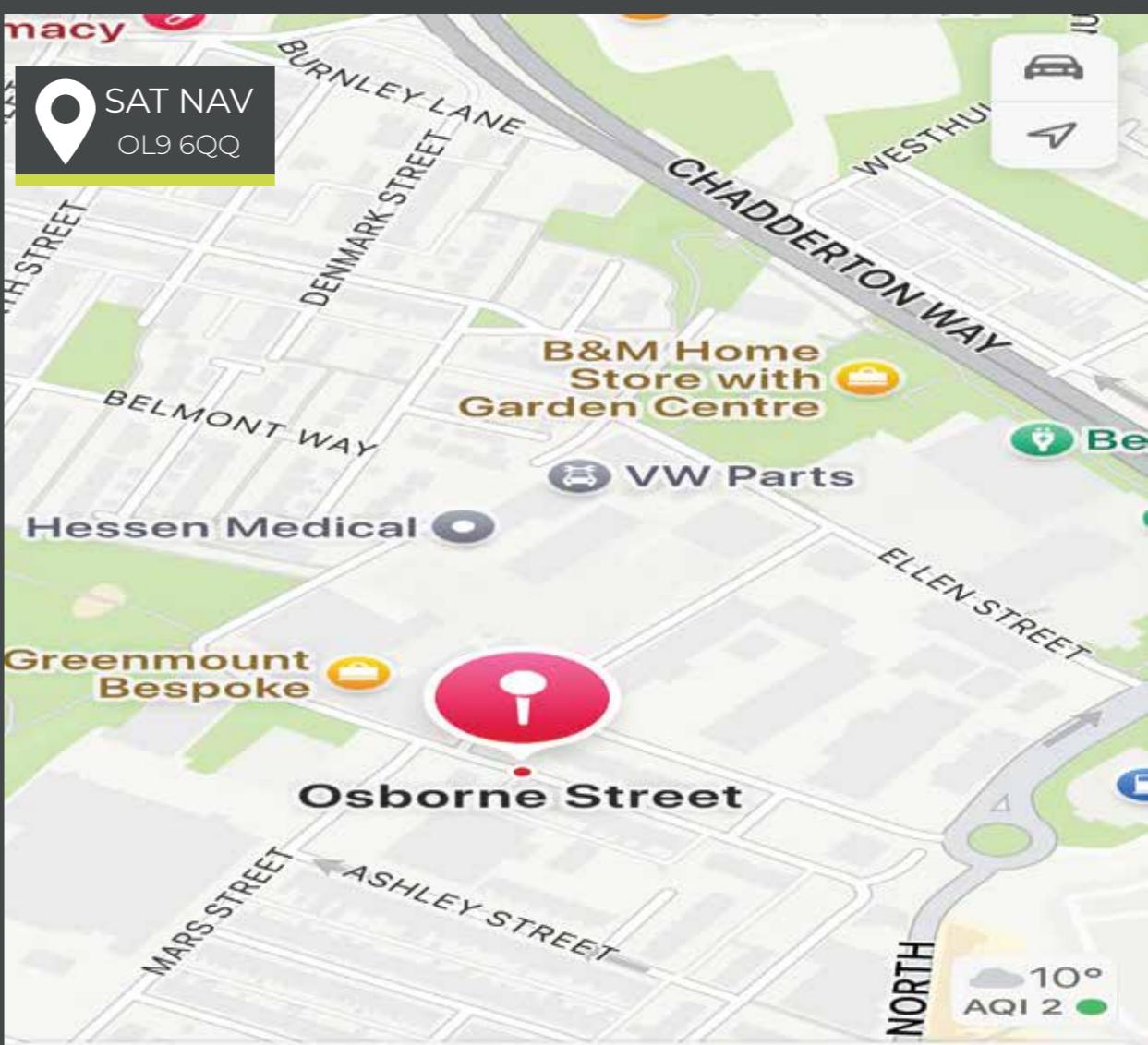
FLOOR AREA

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@mwp property.co.uk
07769 970 244



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