

**markwarburton**  
CHARTERED SURVEYORS

ID 100-106

## TO LET

SECURE WAREHOUSE / COMMERCIAL /  
INDUSTRIAL SPACE

**17,000 SQ. FT / 1,579 SQ. M**

 UNIT 26, FIRST FLOOR, 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.



A627 CHADDERTON WAY

UNIT 26, OSBORNE MILL

OSBORNE STREET

A6048 OLDHAM WAY



- Well located close to Oldham town centre and M62 Motorway
- Open plan floorspace with welfare facilities
- Loading bay with articulated vehicle access

Located on the second floor of the rear building it provides good quality open plan floorspace suitable for various commercial/industrial uses. Previously in use for a leisure use it has staff welfare facilities which include shower and changing facilities and a cafeteria.

The main area is open plan in layout and accessed via a main staircase and also a 2,500KG (33 person) lift from within a dedicated ground floor loading bay used by all occupants at the mill.

The concrete floorspace has been well fitted out with a timber board finish and decoration and it has a floor to ceiling height of 4.1m (13ft 6ins).





## SERVICES

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

There is a sprinkler installation, alarm, and high intensity strip lighting installations.

## RATES

Verification of the annual rates can be determined by contacting the Business Rates Department at Oldham MBC.

## LEASE TERMS

Available under a new lease on terms to be agreed and at a rent of £46,750/annum + VAT.

Annual costs relate £0.10 +VAT/sq ft for water, £0.33 +VAT/unit for electricity and buildings insurance at £0.49/sq ft. Sprinklers and list maintenance is covered by the building owners.

A lease preparation fee of £600 plus vat applies.

Note: Services are reviewed annually.

## FLOOR AREA

The property extends to a gross internal floor area of 17,000 sq. ft made up as follows:

Unit 26, first floor	17,000 sq. ft	1,579 sq. m
<b>TOTAL</b>	<b>17,000 sq. ft</b>	<b>1,579 sq. m</b>

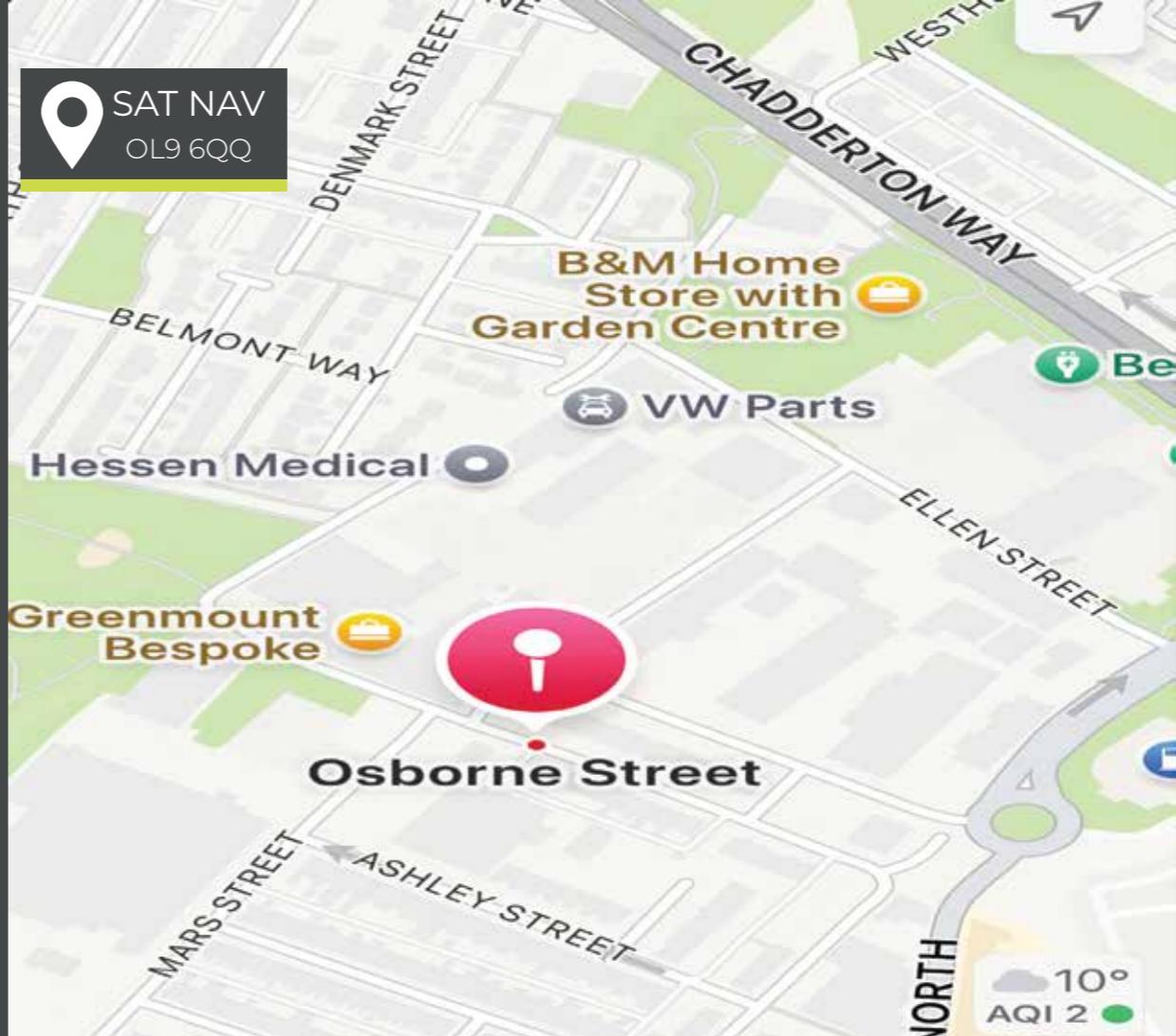
## ANTI MONEY LAUNDERING

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.

### VIEWING:

By prior appointment with the Sole Agents  
Mark Warburton Chartered Surveyors

mark@mwp property.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.