


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.





- 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
TOTAL	17,000 sq. ft	1,579 sq. m

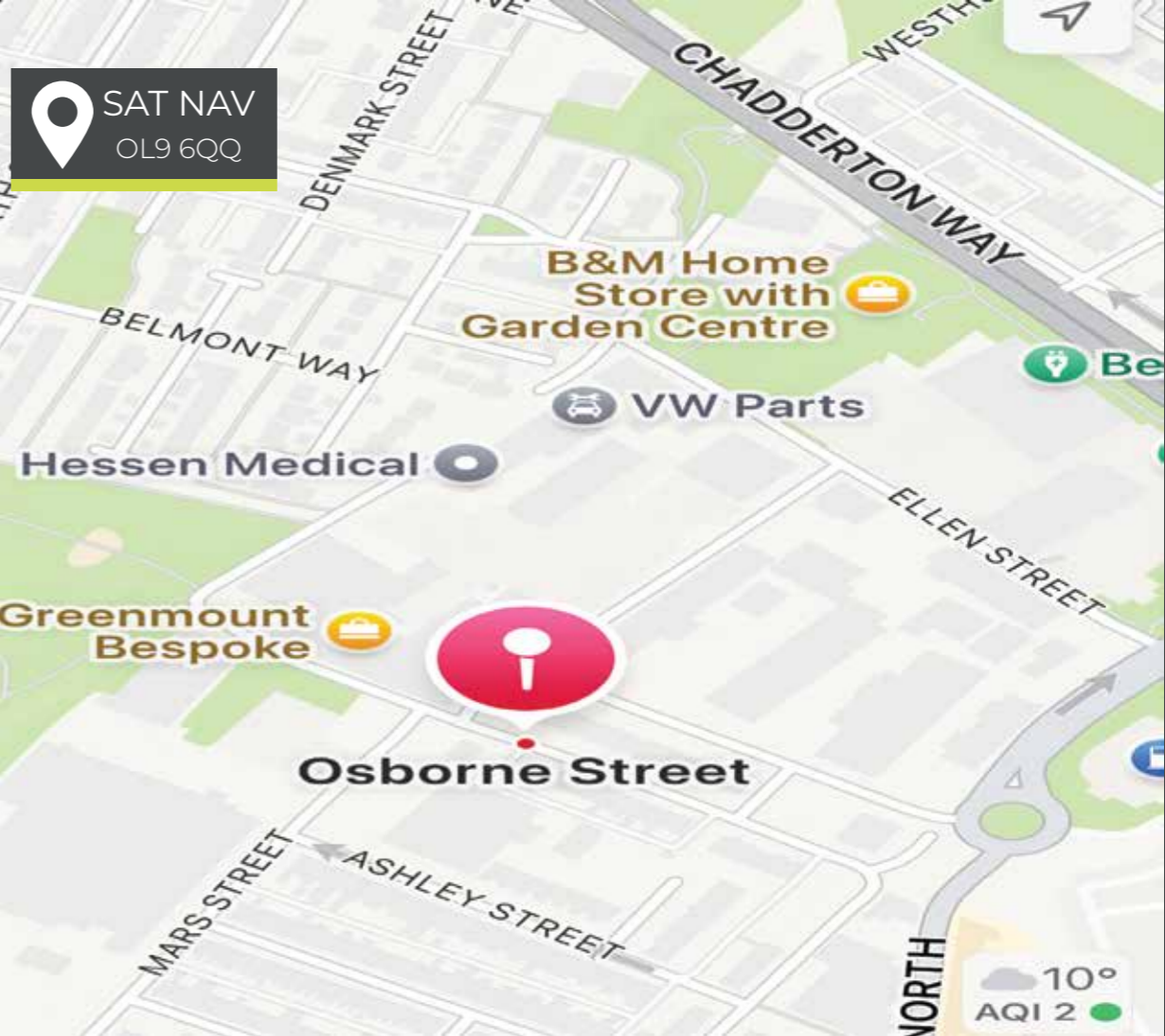
ANTI MONEY LAUNDERING

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@mwproperty.co.uk
07769 970 244



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