



markwarburton
CHARTERED SURVEYORS

ID 100-099

TO LET

SINGLE STOREY WAREHOUSE / INDUSTRIAL UNIT

8, 316 SQ. FT / 773 SQ. M



ROYAL WORKS, WAGGON ROAD
MOSSLEY, TAMESIDE , OL5 9HL

PROPERTY LOCATION

Royal Works is located just off the main A646 Manchester Road in the 'bottom' district of Mossley.

The area is well established with industrial, commercial, and retail operators and is approx. 3 miles from Oldham, 4 miles from Ashton-under-Lyne and 9 miles from Manchester.





- Well located close to A635 Manchester Road
- Good lofty open plan floorspace
- Loading yard and articulated vehicle access

A single storey warehouse/industrial unit of brick and block walls, solid concrete floor and a pitched roof incorporating translucent roof panels and supported on light steel trusses.

Access is at the front elevation through two electronically operated steel shutter doors (4.46m high by 3.73m wide) directly into the warehouse which has a working height of approx. 5.39m and very good natural lighting throughout.

There is a small adjacent building accommodating wc's and stores which is to be fitted out by the landlords.

The property sits in its own dedicated loading yard to the front and there is plenty of on-site car parking available.





SERVICES

We understand all mains services are available including gas, 3 phase electricity, water, and drainage connections.

There are high intensity LED light installations.

RATES

As the property forms part of a larger building with one rates assessment a separate assessment/apportionment will relate.

Further details on application.

LEASE TERMS

Available under a new lease on terms to be agreed and at a rent of £45,000/annum.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending tenant / purchaser.

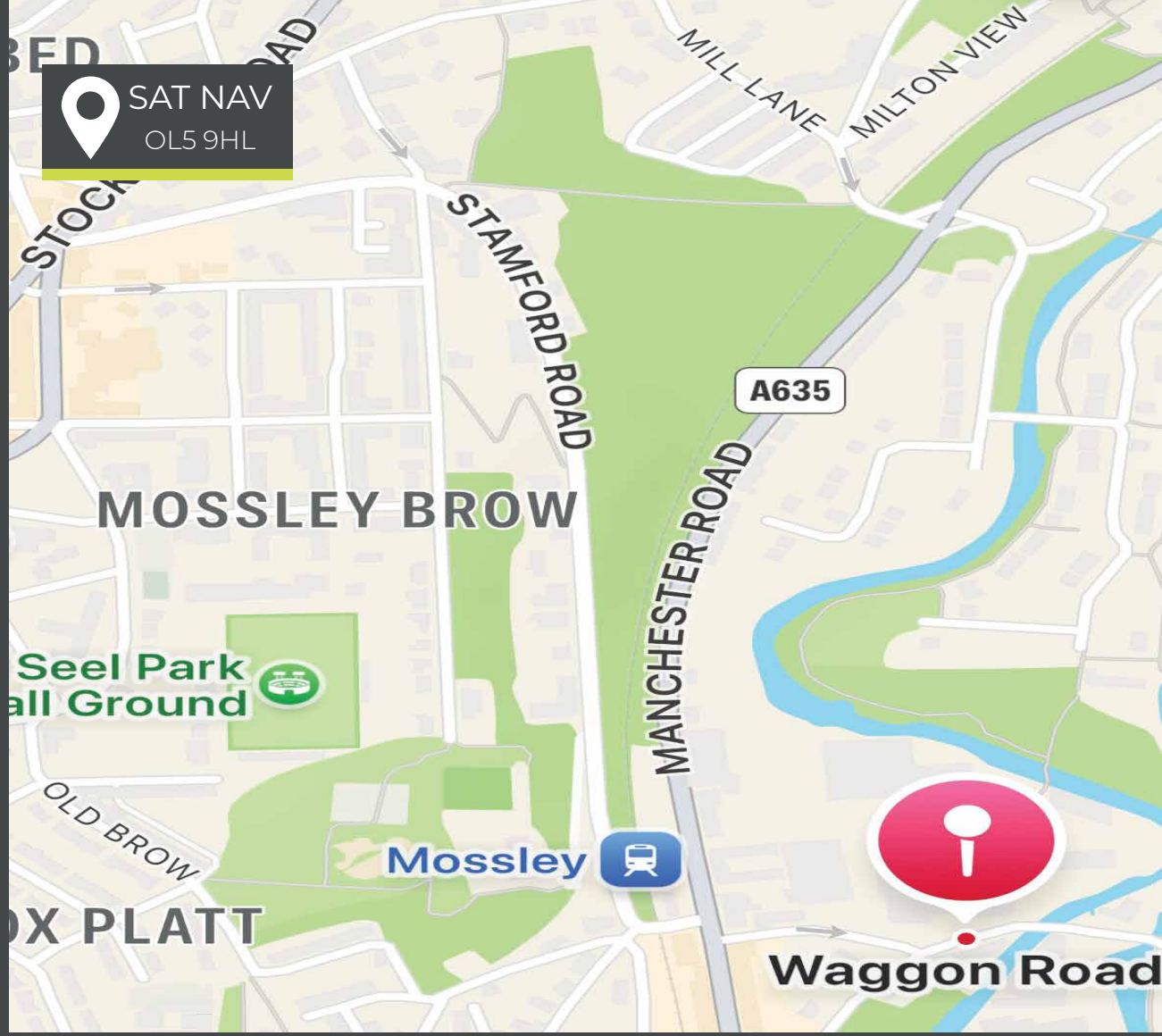
FLOOR AREA

The property extends to a gross internal floor area of 8, 316 sq. ft made up as follows:

Warehouse/ Industrial	7,784 sq. ft	723sq. m
Stores etc.	532 sq. ft	49 sq. m
TOTAL	8, 316 sq. ft	772 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 sate 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.