

TO LET

WORKSHOP/INDUSTRIAL/ WAREHOUSE UNIT



MODERN 1980s SINGLE STOREY/WORKSHOP/INDUSTRIAL/WAREHOUSE/
UNIT

3,400 sq. ft (316 sq. m) - Plus mezzanine storage of **657 sq. ft** (61 sq. m)

FITTON STREET, ROYTON, OLDHAM, OL2 5JX

PROPERTY DESCRIPTION

The property is a 1980s built modern single storey workshop/warehouse/industrial unit of steel portal frame construction with brick and block elevation walls to the lower half and insulated steel cladding above. The building has a pitched and insulated roof incorporating 10% translucent roof panels and a solid concrete floor throughout. The working height at the eaves is 12ft.

The property has a bank of accommodation housing an office, kitchen/canteen, stores and WC facilities.



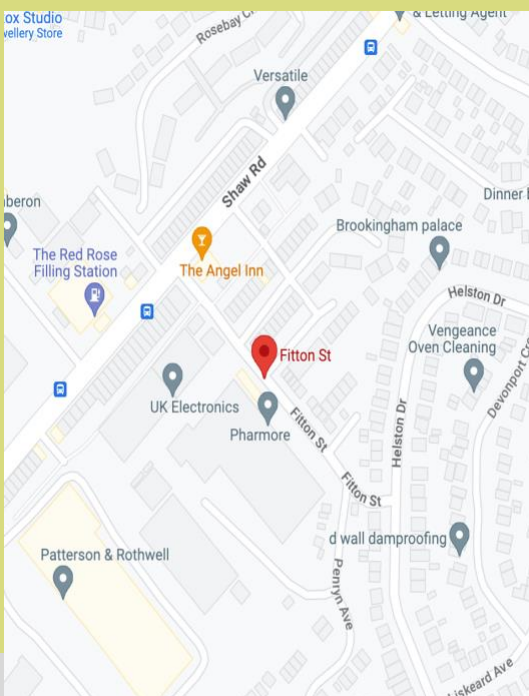
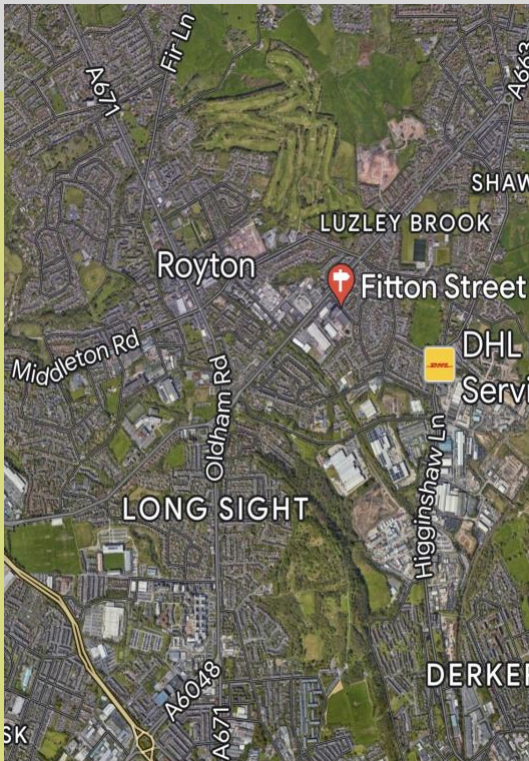
Access is afforded at the front via an electrically operated aluminium roller shutter door (approx. 13ft wide by 12ft 6ins high) and this leads from a small, dedicated concrete surfaced loading yard/car park into a largely open plan workshop/warehouse/industrial area.

The property forms part of a larger holding owned by our clients and as such it sits in a private and secure industrial estate setting.

PROPERTY LOCATION

The property is located at Fitton Street, Royton in Oldham in a well-established industrial area just off Shaw Road (A663). This links directly to the A627(M) via Broadway.

The A627(M) provides access to Jnct 20 of the M62 Trans Pennine motorway which is approx. 4 miles distant, a short 10-minute drive.





PHOTOS



SUMMARY:

- 12 ft eaves height
- Electric roller shutter door access from front yard
- Secure gated location and external car parking
- 2 miles from Oldham town centre and 4 miles to Jnct 20 M62 Motorway
- Floor Area – 3,400 sq. ft (316 sq. m)
- Mezzanine storage of 657 sq. ft (61 sq. m)



SERVICES

We understand that all mains' services are available including a 3-phase electricity supply.

Heating is provided by floor mounted hot air blower unit.

ENERGY PERFORMANCE

Certificate available on request.

RATES

Rateable Value £11,750.

TERMS

The property is available under a new lease for a period to be agreed, with further terms on application.

Rent £22,500/annum, exclusive.

VIEWING

Mark Warburton Chartered Surveyors

T: 0776 997 0244.

E: mark@mwproperty.co.uk

FLOOR AREA

The property extends to a gross internal floor area of 3,400 sq. ft to the ground floor.

The mezzanine provides an additional 657 sq. ft of floorspace.

Ground Floor	3,400 sq. ft	316 sq. m
Mezzanine	657 sq. ft	61 sq. m

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 whatever 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.