



markwarburton
CHARTERED SURVEYORS

TO LET



DETACHED WORKSHOP/STORAGE UNIT WITH LARGE YARD/OUTSIDE STORAGE AREA AND CAR PARKING

3,004 sq ft (279 sq m) on a yard extending to 0.33 acres, or thereabouts

CAIRO HOUSE, GREENACRES ROAD, WATERHEAD, OLDHAM, OL4 3JA

PROPERTY DESCRIPTION

Cairo House forms part of Cairo Mill a 1900's built traditional multi storey mill complex providing floorspace over five principal levels which we are also in the process of letting.

Cairo House is of brick single storey construction with solid concrete floor and has four loading doors at the front leading from a fully secure and surfaced yard/external storage/car parking area with access to the front directly off Greenacres Road and access at the rear off Brideoak Street. It provides an open plan layout and there is a separate storage room located to the lower ground floor at the rear with personnel access off Greenacres Road.

The site/yard is fully surfaced in macadam and secured by perimeter fencing with large gates to Greenacres Road and Brideoak Street.

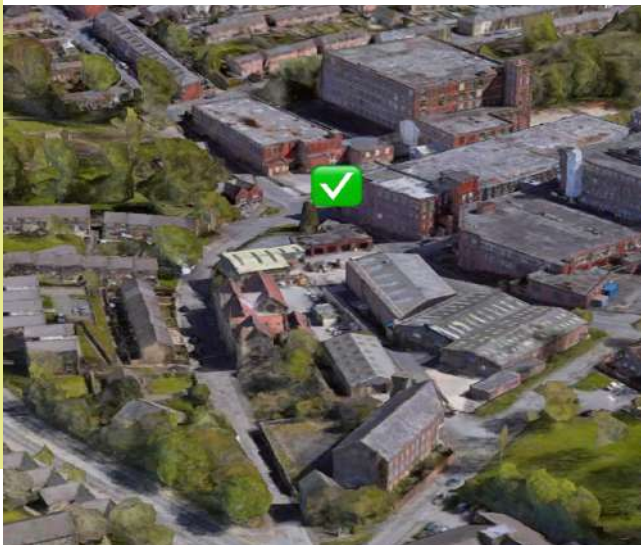
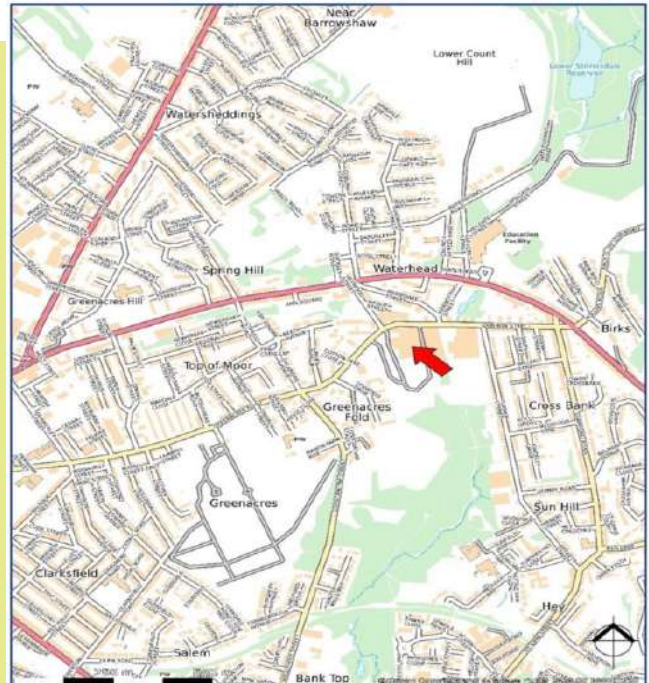
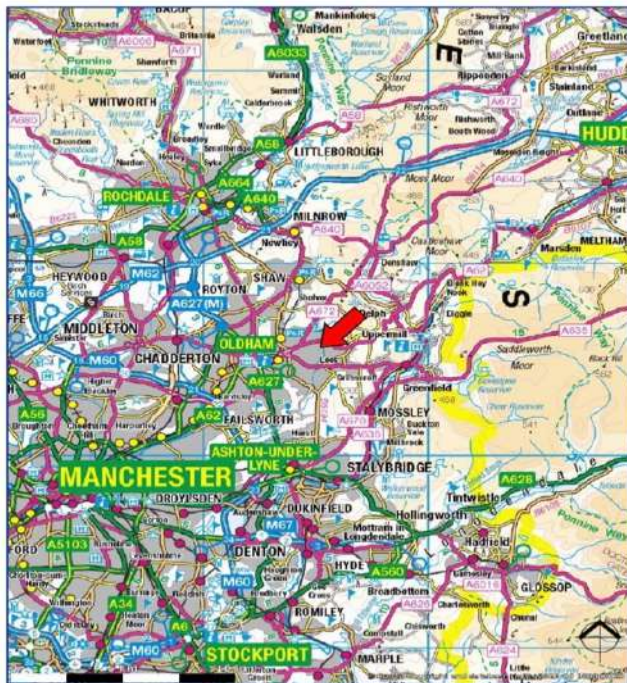


PROPERTY LOCATION

The property is very prominently located along Greenacres Road in the Waterhead district of Oldham approx. 1 mile from the town centre along the principal A62 Huddersfield Road. It lies in a very well established mixed industrial, commercial, and residential area.

The property is well placed in relation to the local and regional road network being approx. 3 miles from the A627(M) accessed next to Oldham town centre, 3½ miles from the M60 Orbital Motorway and 5½ miles from the M62 Transpennine Motorway which affords good access between Greater Manchester and Yorkshire.

Approx. 1½ miles distant is the Derker Station of the Greater Manchester Metrolink.



SUMMARY:

- Secure and well-located property with road frontage
- Excellent secure off street loading facilities and on-site car parking/storage
- Four front loading doors
- Suitable for various uses, subject to consents

SERVICES

We understand that arrangements for a new mains electricity and water supply are in process by our clients.

PLANNING

It is considered that the property has the potential for various uses, subject to appropriate consents.

Please note our clients are seeking to let the property in its' entirety and will consider most uses but will not consider vehicle mechanical repairs. Vehicle storage, MOT services, tyre bay, vehicle valeting, or sales will be considered as will other uses subject to consents.

All interested parties are to rely on their own enquiries to Oldham MBC as to intended use.

TERMS

The property is available on new lease at a rental of £32,500/annum, exclusive.

Further lease terms on application

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.

VIEWING

By prior appointment with the Sole Agents:

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 3,004 sq. ft made up as follows:

Main Building	2,788 sq. ft	259 sq. m
Rear Store	216 sq. ft	20 sq. m
Total	3,004 sq. ft	2,150 sq. m

SITE AREA

The site/yard/car parking area extends to of 0.33 acres, or thereabouts.



Mark Warburton Properties LLP conditions under which particulars are issued.

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