



markwarburton
CHARTERED SURVEYORS

TO LET



SUBSTANTIAL 1900's BUILT MULTI STOREY MILL COMPLEX

198,726 sq. ft (18,462 sq. m) on a site of 5 acres, or thereabouts

**CAIRO MILL, GREENACRES ROAD, WATERHEAD, OLDHAM,
OL4 3JA**

PROPERTY DESCRIPTION

Cairo Mill is a 1900's built traditional multi storey mill complex providing floorspace over five principal levels. The property is of brick construction with brick arch concrete surfaced floors and has windows on most of the principal elevations which afford very good natural lighting within the property.

Providing a range of storage, light industrial and office accommodation following its purchase our clients are seeking to let the property in its' entirety, on a floor-by-floor basis or on a subdivision basis. All enquiries welcome.

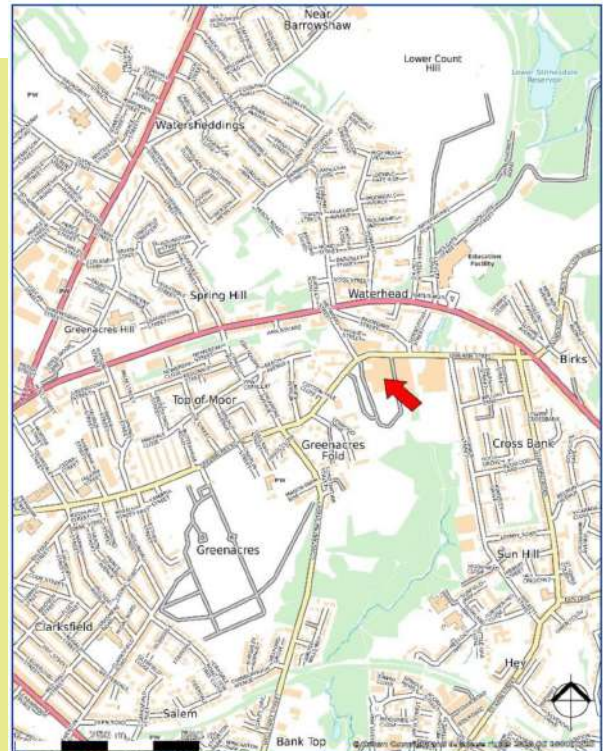


PROPERTY LOCATION

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







The property offers the following details:

- High quality open plan offices
- One goods and one passenger lifts
- Part air conditioning installation
- Fully sprinklered
- Substantial electricity and gas installations
- Substantial yard and car parking areas
- Eaves heights from 11ft to 18ft
- Fully fitted staff kitchen/canteen areas
- Attractive well accommodated reception area

SERVICES

We understand that all mains' services are available.

PLANNING

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

All interested parties are to rely on their own enquiries in this regard to Oldham MBC

TERMS

The property is available on a new lease/new lease with full letting details and rents available 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.

FLOOR AREAS		
The whole property extends to a gross internal floor area of 198,726 sq. ft and is available To Let in whole or part. Our clients will consider partial lettings/subdivision of the property with indicative units' examples as follows:		
Ground Floor / Unit 1	22,605 sq. ft	2,100 sq. m
First Floor / Unit 2	23,358 sq. ft	2,170 sq. m
First Floor / Unit 3	23,143 sq. ft	2,150 sq. m
First Floor / Unit 4	6,781 sq. ft	629 sq. m
Second Floor / Unit 4a	1,335 sq. ft	124 sq. m
Second Floor / Unit 5	22,605 sq. ft	2100 sq. m
Second Floor / Unit 6	21,098 sq. ft	2,100 sq. m
Third Floor / Unit 7	21,098 sq. ft	2,100 sq. m
Fourth Floor / Unit 8	21,098 sq. ft	2,100 sq. m
Detached Workshop	2,788 sq. ft	259 sq. m

SUMMARY:

- Secure and well-located property
- Excellent secure off street loading facilities and on-site car parking
- Clear floorplates providing storage, light industrial and office accommodation.
- Suitable for various uses, subject to consents.



VIEWING

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors

T: 0776 997 0244.

E: mark@mwproperty.co.uk

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