



markwarburton
CHARTERED SURVEYORS

ID 100-092

TO LET

SECURE WAREHOUSE/OFFICE SPACE

Warehouse Space 146,138 sq. ft (13,576 sq. m)

Office Space 1,607 sq. ft (149 sq. m)

Will subdivide

LION MILL, FITTON STREET, ROYTON. OLDHAM, OL2 5JX

PROPERTY LOCATION

Lion Mill is prominently located fronting onto Fitton Street at Royton, just off the main A663 Shaw Road and approximately 2 miles northwest of Oldham and 3 miles southeast of Rochdale.

The immediate locality is characterised with a number of well-established industrial and commercial operators.



SHAW ROAD - A663

FITTON STREET

LION MILL

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- Located in the well-established Royton area.
- Warehouse and office space.
- Floorspace available on ground, first, second, third and fourth floors.
- 2 miles northwest of Oldham, and 3 miles southeast of Rochdale.
- Large loading yard at the rear of the property,

The available floorspace is within a substantial former cotton mill providing accommodation over 5 principal floors, together with a basement. The construction is 'traditional Victorian mill' of steel frame with brick arched floors supported on cast iron columns, brick elevations with arched windows on each of the four elevations and a pitched and hipped slate roof.

The mill has been subdivided internally to provide several separate lettable areas occupied mainly for storage purposes with these areas having approx. 15ft floor to roof heights and serviced from a large loading yard at the rear of the property, through several dock level loading bays directly into the mill.

There are also personnel and goods lifts within the property. The mill includes offices which are also available. The floorspace is secure, clean, clear, and principally open plan in arrangement.



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SERVICES

We understand that all mains' services are available.

RATES

Further details on application.

LEASE TERMS

The floor space is offered To Let on flexible easy in, easy out terms with full lease details and rents available on application.

ENERGY PERFORMANCE

Certificate available on request.

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 AREA

Ground Floor	31,258 sq. ft	2,904 sq. m
First Floor	37,685 sq. ft	3,501 sq. m
Third Floor	37,685 sq. ft	3,501 sq. m
Fourth Floor	39,510 sq. ft	3,671 sq. m
TOTAL	146,138 sq. ft	13,576 sq. m

Floors can be subdivided to suit individual requirements. Fuller details on application.

VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors

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