



markwarburton

CHARTERED SURVEYORS

TO LET



OPEN STORAGE COMPOUND / CONTRACTORS YARD

0.21 acre, or thereabouts

BOWLING STREET, CHADDERTON, OLDHAM, OL9 7NE

PROPERTY DESCRIPTION

The site is a broadly rectangular shaped parcel of flat land which has been compacted with natural materials and crushed hardcore to provide an even and flat base. The site is fenced, and access is afforded through a pair of double entrance gates leading directly off Bowling Street.



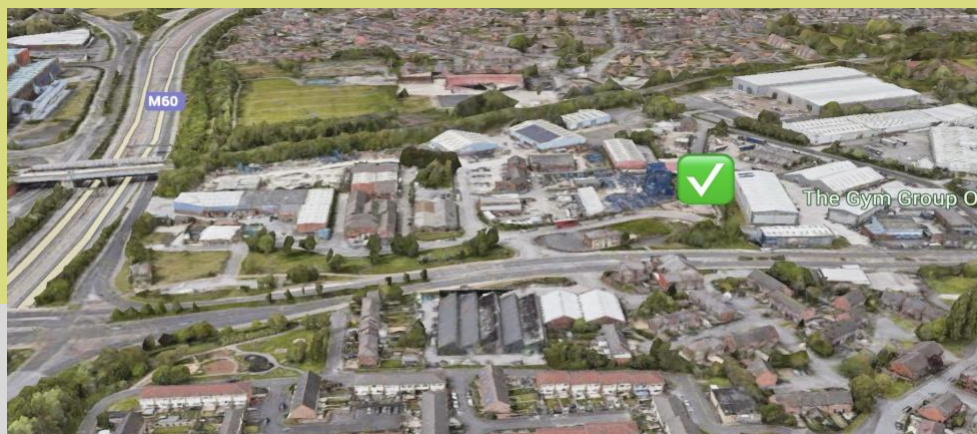
PROPERTY LOCATION

The site is well located on Bowling Street which runs just off and adjacent to the A62 Oldham Road close to the access to the M60 Motorway at Hollinwood in south Oldham.

Being in an area which is vast improving the site offers the opportunity of various uses (subject to any necessary consents) and is close to the proposed Hollinwood Junction Project which is to provide 13 high quality industrial units to provide up to 192,000 sq. ft.

Nearby occupiers include national operators such as Starbucks, KFC, Costa, Screwfix, Howdens, Tool Station, CEF and well-established local operators such as Housing Units.

Please refer to below Location Maps with tick markers.



SERVICES

We understand that all mains' services are available closeby, but no services are connected to the site at present.

RATES

Details on application.

TERMS

The property is available To Let under the terms of a new lease on flexible easy in easy out terms
Rent £25,000/annum, exclusive

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.

SITE AREA

The site extends to an area of 0.21 acres, or thereabouts.



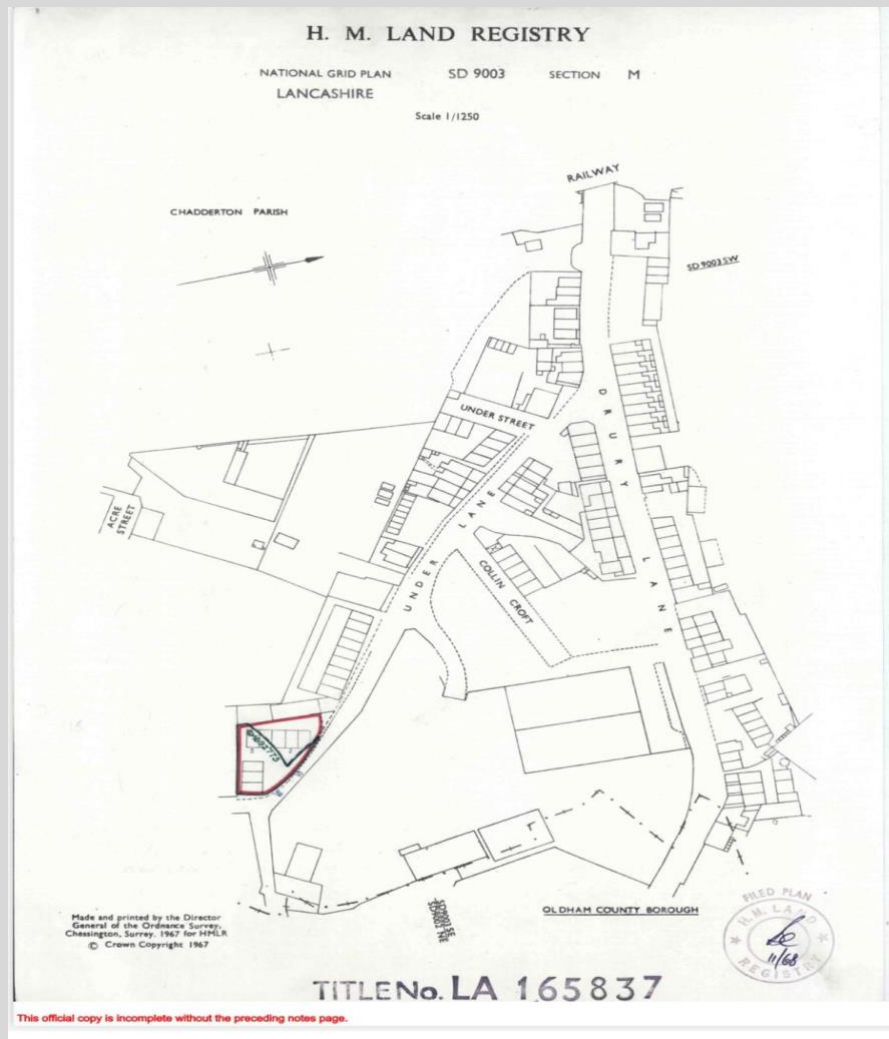
SUMMARY:

- Very well located on the A62 / M60 Motorway point at Hollinwood
- Rare warehousing opportunity
- Suit various uses

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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