



markwarburton
CHARTERED SURVEYORS

TO LET

PROPERTY ID:100-058



SECURE WAREHOUSE/STORAGE SPACE IN FORMER COTTON MILL

12,000 - 80,000 sq. ft (1,115 - 7,432 sq. m)

Site of 2.68 acres, or thereabouts

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

PROPERTY DESCRIPTION

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

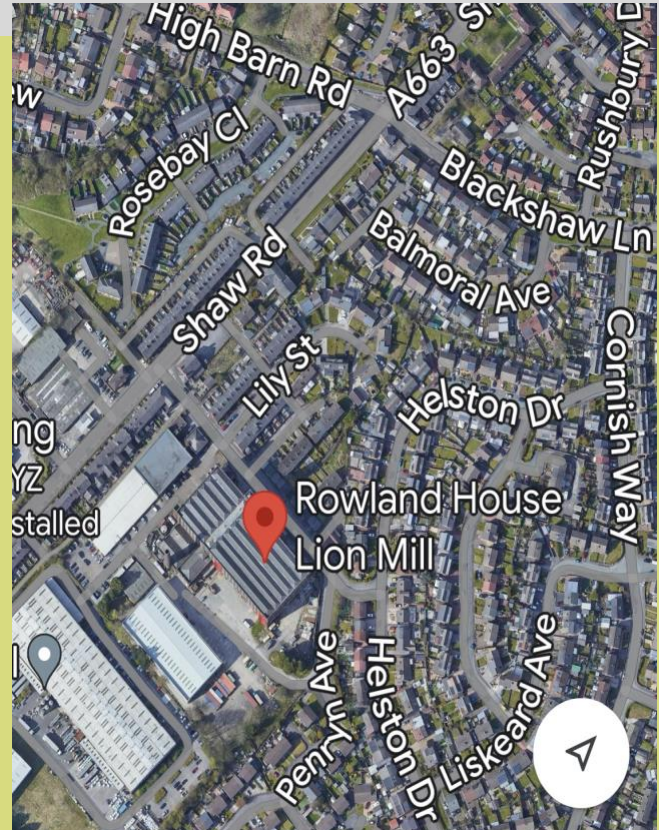
The mill has been subdivided internally to provide several separate lettable areas occupied mainly for storage purposes with these areas having approx. 15ft floor to roof heights and serviced from a large loading yard at the rear of the property through 4 dock level loading bays directly into the mill. There are also personnel and goods lifts within the property. Part of the mill accommodates offices which can also be made available to an incoming tenant. The floorspace is secure, clean, clear, and principally open plan in arrangement.



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.



FLOOR AREAS

The floorspace available extends from 12,000 sq ft up to 80,000 sq. ft with this arranged over differing levels.

Further details of availability on application.

SERVICES

We understand that all mains' services are available.

ENERGY PERFORMANCE

Certificate available on request.

RATES

Further details on application.

TERMS

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

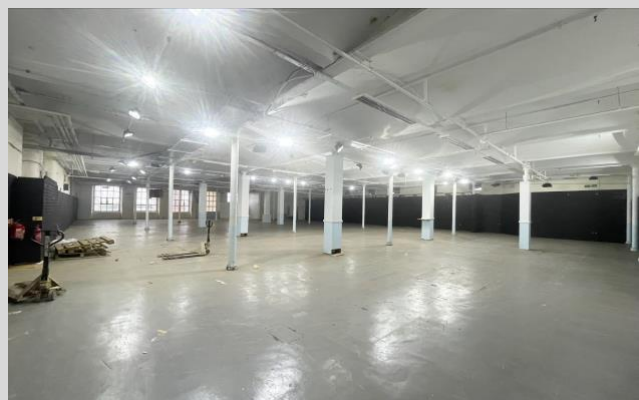
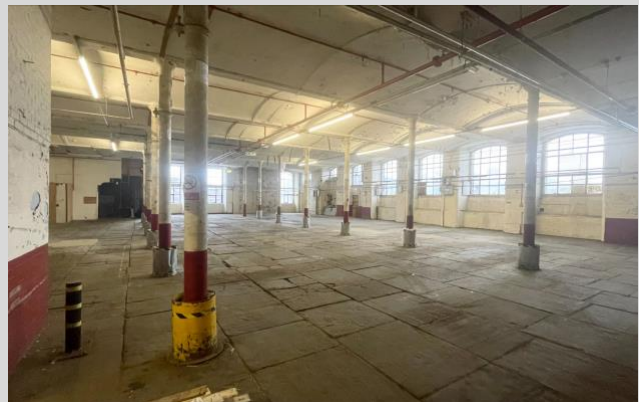
ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending tenant.

VIEWING

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
T: 0776 997 0244.
E: mark@mwproperty.co.uk





SUMMARY:

- Located north Manchester 5 mins from Junction 20 M62 Motorway.
- Good secure, clean, clear, and open plan floorspace.
- Good loading and access facilities.
- High number of on-site car parking spaces.

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