



markwarburton

CHARTERED SURVEYORS

TO LET

UNIT 4



SINGLE STOREY WAREHOUSE / INDUSTRIAL / WORKSHOP UNITS ON ESTABLISHED ESTATE

From 583 sq. ft to 4,908 sq. ft (combined) / 54 sq. m to 456 sq. m

Unit 2: Small Single Storey Workshop / Commercial Unit

583 sq. ft (54 sq. m)

Unit 4: Modern Single Storey Warehouse / Industrial Unit

2,595 sq. ft (241 sq. m)

(inc. 311 sq. ft / 28 sq. m mezzanine)

Unit 5: Single Storey Workshop / Commercial Unit

1,730 sq. ft (160 sq. m)

UNITS 2, 4, 5 QUEBEC STREET, OLDHAM, OL9 6QL

PROPERTY DESCRIPTIONS

There are three units available on site.

Unit 2: A small lock up type workshop unit of single storey brick construction with pebble dash rendered elevations and an asphalt finished floor and flat roof form. The unit has access at the front and a mainly open plan workshop layout with a kitchen/'brewing up' area and wc. The internal floor to ceiling working height is 8ft 6ins.

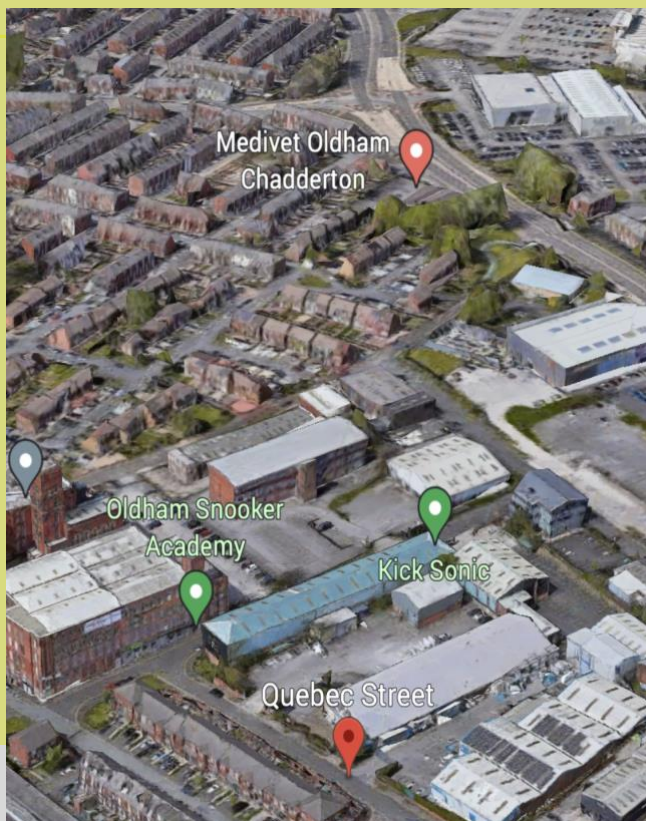
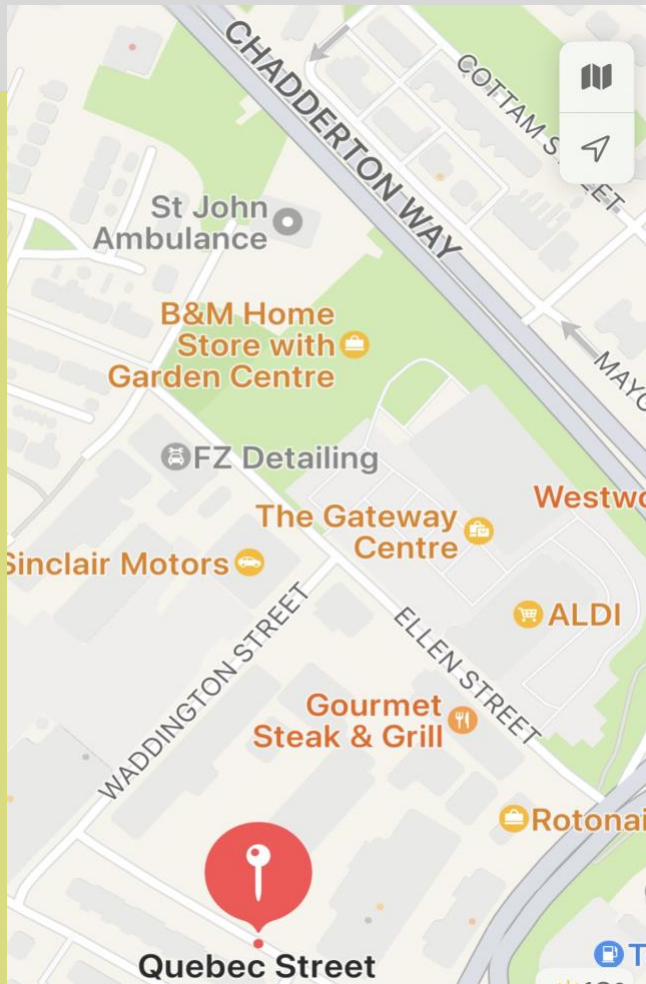
Unit 4: A modern detached single storey warehouse/industrial unit of steel portal frame construction and brickwork and clad elevations, solid concrete floor and an eaves height of 18ft. Access is afforded at the front through a large roller shutter door (13ft 9ins high by 11ft 3ins width). There is also a second smaller loading door to the right-hand elevation and the unit has a small office, store, kitchen and wc area with mezzanine storage above.

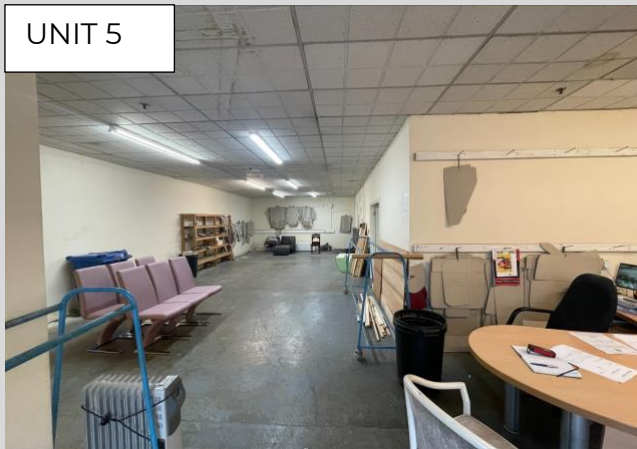
Unit 5: A middle of terrace lock up type workshop unit of single storey brick construction with pebble dash rendered elevations and an asphalt finished floor. The unit has access at the front and an internal working height of approx. 8ft 6ins. Internally the unit has been subdivided with partitioning to accommodate working areas, showroom, storage rooms and separate kitchen and wc/washroom facilities.

PROPERTY LOCATION

The units form part of a small industrial estate located at Quebec Street in the Chadderton area of Oldham and adjacent to the main Chadderton Way which provides ready access to the A627M less than 3 mins driving distance.

The area is very well established with industrial, commercial, and retail operators.







SERVICES

We understand that all mains' services are available on-site including gas, electricity, water, and drainage connections

The units have differing service installations with further details on application.

RATES

Unit 2: Rateable Value £2,425

Unit 4: Rateable Value £12,250

Unit 5: Rateable Value £8,100

TERMS

The properties are available To Let under the terms of a new leases for periods to be agreed with the leases drawn of a full repairing and insuring basis

Rents:

Unit 2: £6,500/annum, exclusive

Unit 4: £17,500/annum, exclusive

Unit 5: £14,000/annum, exclusive

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 AREAS

| | | |
|--------|---|-----------|
| Unit 2 | 583 sq. ft | 54 sq. m |
| Unit 4 | 2,595 sq. ft inc 311sq. ft mezzanine | 241 sq. m |
| Unit 5 | 1,730 sq. ft | 160 sq. m |

SUMMARY:

- Very well located adjacent to Chadderton Way, close to Oldham town centre A627M less than 3 mins drive
- Well sought after and in demand floorspace
- Suit 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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