



markwarburton  
CHARTERED SURVEYORS

# TO LET



## **MODERN SINGLE STOREY WAREHOUSE / INDUSTRIAL / WORKSHOP UNITS ON ESTABLISHED ESTATE**

**2,436 sq. ft to 5,258 sq. ft (combined) - (226 sq. m to 488 sq. m)**

**UNITS 1 & 2, FIVEFOLD INDUSTRIAL ESTATE, WERNETH, OLDHAM, OL9 6TP**

## PROPERTY DESCRIPTION

Units 1 and 2 are modern single storey warehouse/industrial/workshop units being part of a small development of five units serviced with a central loading court/car park. The units are part of a small terrace and are of single storey steel portal frame construction with solid concrete floors, half brickwork/blockwork and half steel-clad elevations and pitched and lined roofs with translucent daylight panels. The internal eaves height is approx. 16ft and each unit is serviced with an aluminium roller shutter loading door at the front (9ft 10ins wide by 17ft 6ins high).

Unit 1 has several partitioned ground and mezzanine level offices and storage areas, and Unit 2 has a small timber sales/trade counter installation.

The units were most recently in single occupation and as such the internal dividing block wall has been knocked through in part which can be made good to accommodate two separate lettings of Unit 1 and Unit 2.

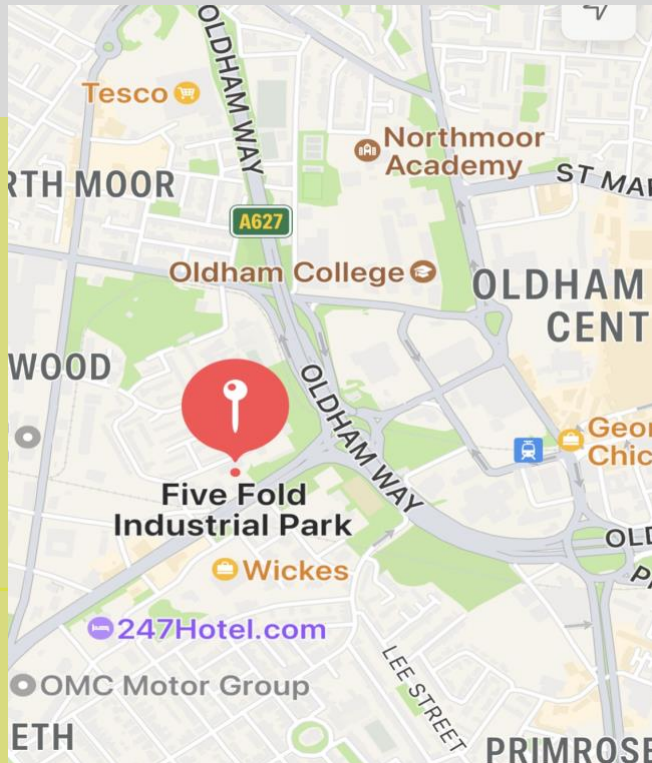


# PROPERTY LOCATION

The units form part of a small 1980s industrial development known as the Fivefold Industrial Estate located off Manchester Street close to the southern edge of Oldham town centre in a well-established commercial and industrial area accommodating several local and national operators nearby.

The Estate is accessed off Vale Drive to the rear running off Tattersall Drive which links directly to the A62 which provides closeby access to the Oldham Way and runs down to the Hollinwood Junction of the M60 Motorway approx. 2 miles to the south. Accordingly, the Estate is very well placed for accessibility to the regional road network

Please refer to below location map with tick markers.



## SERVICES

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

The units have strip fluorescent lighting installed and external security floodlighting.

## RATES

Unit 1: Rateable Value £10,750

Unit 2: Rateable Value £10,000

## 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 1: £16,500/annum, exclusive

Unit 2: £15,000/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.

## VIEWING

By prior appointment with the Sole Agents:

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



## FLOOR AREAS

### Unit 1

2,486 sq. ft footprint  
+ 336 sq. ft mezzanine areas

### Unit 2

2,436 sq. ft footprint

The units can be let separately or as one single let extending to 5,258 sq. ft combined floor area

Further details on application

## SUMMARY:

- Very well located on the A62 Manchester Street close to Oldham town centre Adjacent to the Oldham Way
- Well sought after in demand floorspace
- Suit various uses (subject to consents)



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