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CHARTERED SURVEYORS

ID 100-122



## TO LET

FULLY SELF CONTAINED MODERN TWO  
STOREY OFFICE PREMISES

**1,381 SQ. FT / 128 SQ. M**



UNIT 9 SALMON FIELDS BUSINESS VILLAGE,  
SALMON FIELDS, ROYTON, OLDHAM, OL2 6HT

## PROPERTY LOCATION

The property forms part of the established Salmon Fields Business Village in the Royton area of Oldham.

The Village is approx. 1.8 miles from Oldham town centre, 1.6 miles from Shaw and is within 1 mile of the Elk Mill Retail Centre which sits adjacent to the A627M and which links directly to Jnt 20 of the M60.





- Very well located in business park setting
- 4 private on site car parking spaces plus communal parking
- A627M less than 3 mins drive
- Rare 'out of town' opportunity

Unit 9 comprises a fully self-contained two storey office building of a very good specification and having 4 private car parking spaces.

The property is well accommodated with a front entrance reception to the ground floor which leads through to a fully open plan office which incorporates a small welfare area and under stairs storeroom. Wc facilities are located to the rear of the reception.

At first floor level the property is arranged with a central reception/landing area, two private offices, fully equipped kitchen, and a rear storeroom.

The whole floorspace has been fitted to a clean, fresh, and modern standard and provides flexibility.

Externally there are 4 private car parking spaces and additional communal parking spaces

Further particulars on application







## SERVICES

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

Heating is via electrically operated ceiling mounted dual heat and air conditioning units.

The property also has an intruder and fire alarm installation.

## RATES

Ground Floor  
Rateable Value £6,800

First Floor  
Rateable Value £8,500

Inclusive of 4 private car parking spaces.

## LEASE AND RENT

The property is available on a new full repairing and insuring lease at a rent of £22,000/annum plus vat.

A yearly service charge is payable for grounds maintenance, access barrier control, external lighting, and CCTV.

Further details on application.

## FLOOR AREA

The property extends to a gross internal floor area of 1,381 sq. ft made up as follows:

Ground Floor	660 sq. ft	61 sq. m
First Floor	721 sq. ft	67 sq. m
<b>TOTAL</b>	<b>1,381 sq. ft</b>	<b>128 sq. m</b>

## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

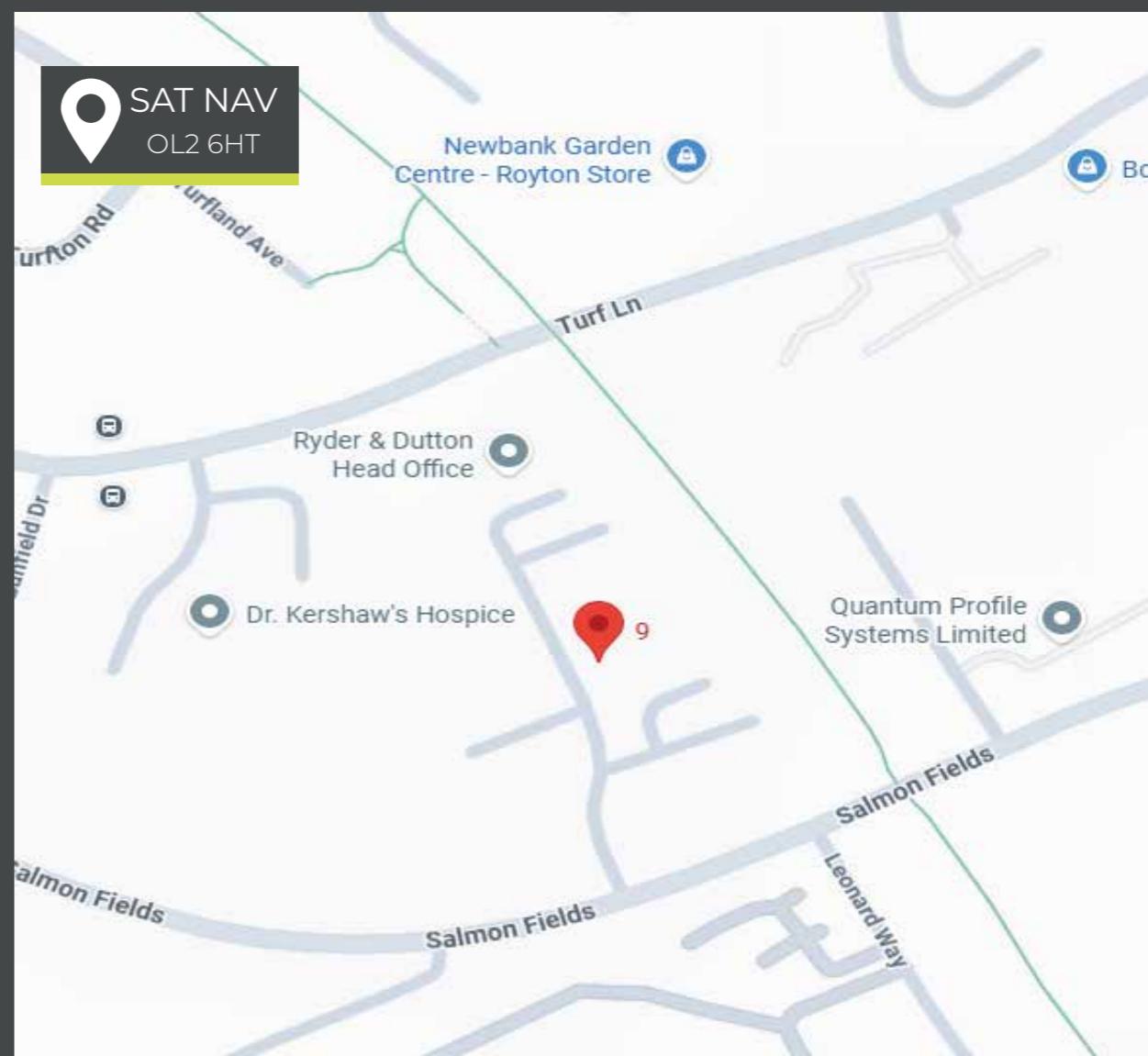
### VIEWING:

By prior appointment

Mark Warburton  
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