



markwarburton
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 Jct 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:

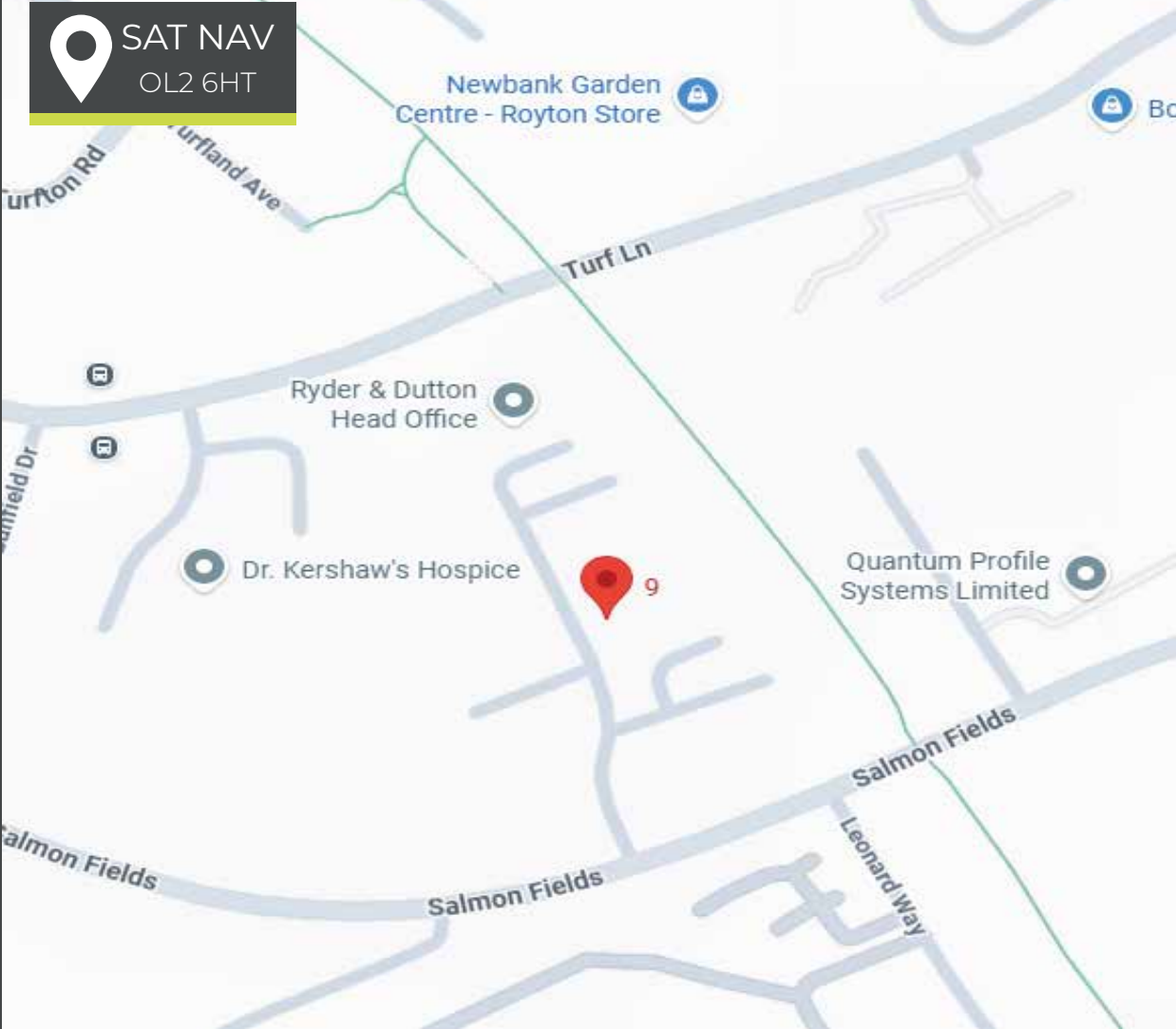
Ground Floor	660 sq. ft	61 sq. m
First Floor	721 sq. ft	67 sq. m
TOTAL	1,381 sq. ft	128 sq. m

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
Chartered Surveyors
T: 07769 970244
E: mark@mwproperty.co.uk



Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

(1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.

(2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.

(3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatsoever in relation to the property.

(4) All rentals and prices are quoted exclusive of VAT.

(5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.