



markwarburton  
CHARTERED SURVEYORS

ID 100-129

## TO LET

GOOD SPECIFICATION MODERN OFFICE PREMISES -  
RANGE OF SIZES AVAILABLE

**125 - 1,450 SQ. FT / 12 - 135 SQ. M**

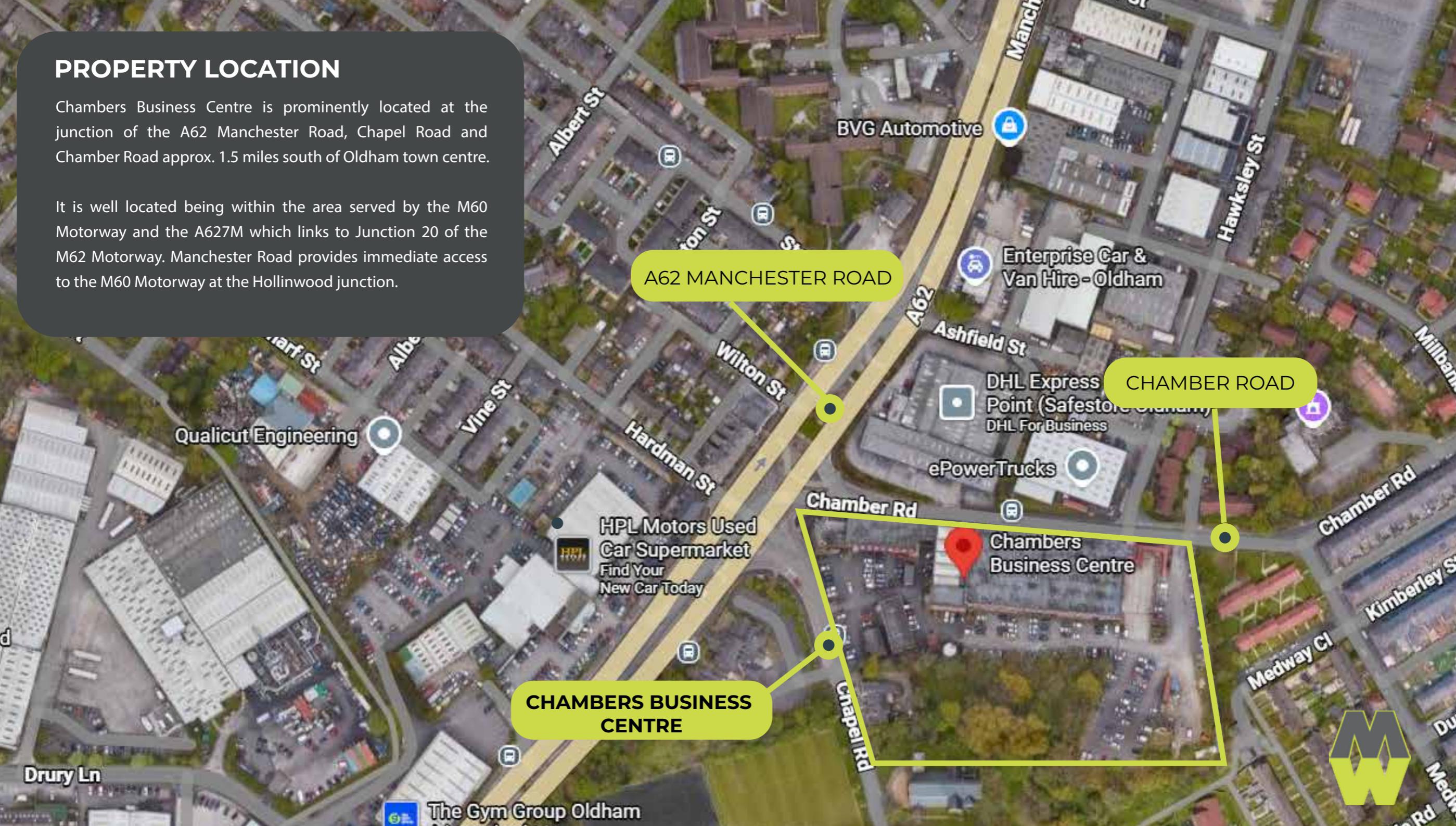


CHAMBERS BUSINESS CENTRE, CHAPEL ROAD,  
OLDHAM, OL8 4QQ

## PROPERTY LOCATION

Chambers Business Centre is prominently located at the junction of the A62 Manchester Road, Chapel Road and Chamber Road approx. 1.5 miles south of Oldham town centre.

It is well located being within the area served by the M60 Motorway and the A627M which links to Junction 20 of the M62 Motorway. Manchester Road provides immediate access to the M60 Motorway at the Hollinwood junction.





- Long established mature professional business centre
- Close to M60 Hollinwood Junction
- Substantial on site car parking
- Breakout areas
- 24 hour access

Chambers Business Centre has been developed over the last 20 years from the complete remodelling of the former Vale Mill, a substantial Victorian former cotton mill which retains many of its original architectural features

The Centre now provides bespoke modern office accommodation over various levels and of various sizes. It accommodates a range of smaller and larger professional organisations, some national occupiers, and some more local/regional operators. In recent months international office company Regus have taken space at the Centre.

Office suites are available of various sizes. Each suite has been accommodated to modern specifications and is served by good quality access and common areas, together breakout and welfare areas.

The Centre has a manned reception from 9am to 5pm weekdays.

Externally the Centre is served with a substantial and private secure car park.

Viewings are highly recommended and further details are available on application.







## SERVICES

Fibre internet and WiFi is available.

## LETTING TERMS AND RENT

Suites are available on flexible terms with full details, annual rent, and costs available on request.

## ANTI MONEY LAUNDERING

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

## AVAILABLE FLOORSPACE

From 150 sq ft to 1,450 sq ft

Adjoining units can be combined to create larger office suites if required and subject to availability.



### VIEWING:

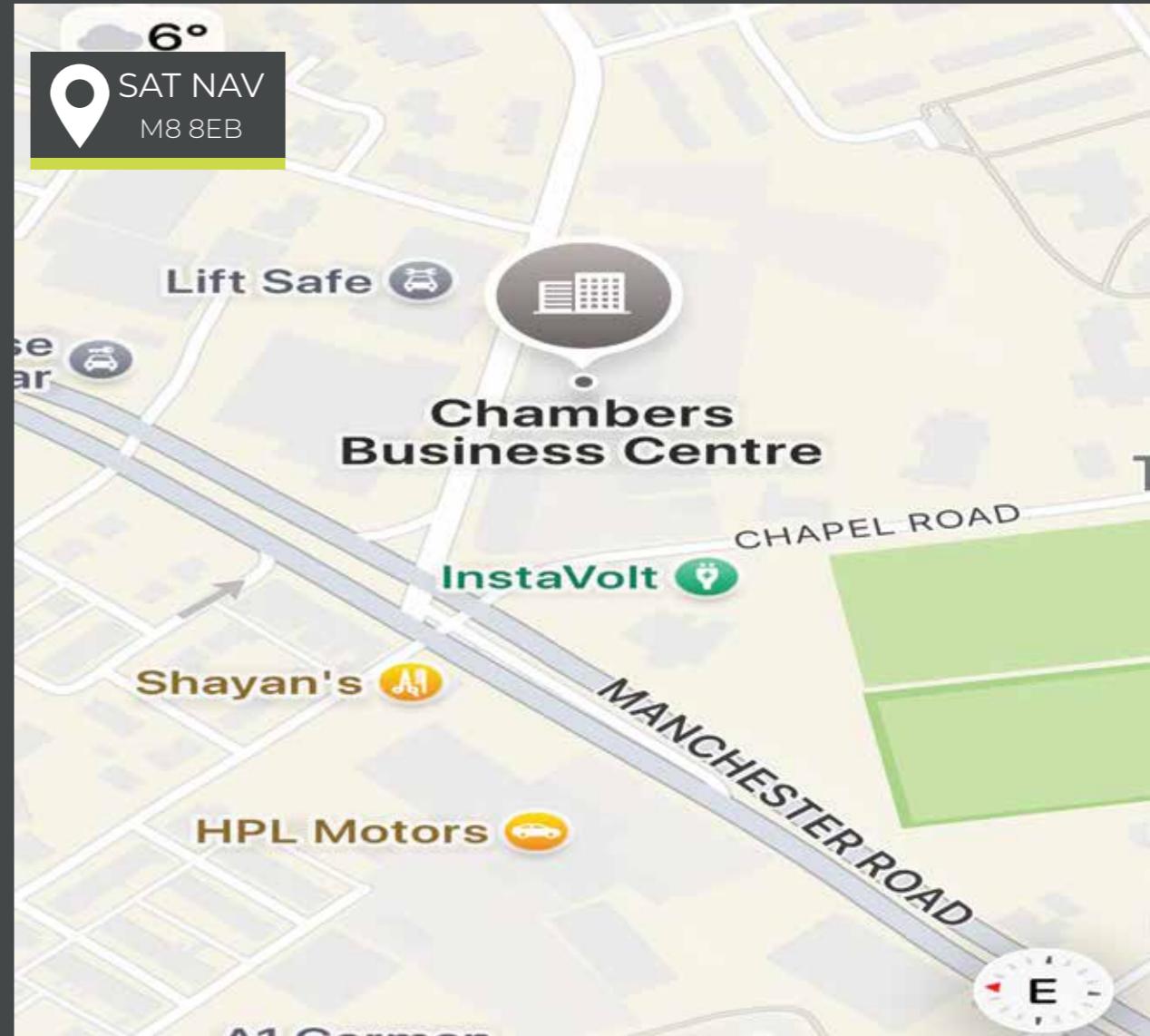
By prior appointment



Mark Warburton  
Chartered Surveyors

T: 07769 970244

E: mark@mwpco.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.