


markwarburton

CHARTERED SURVEYORS

ID 100-135

# TO LET

## SECURE STORAGE / LIGHT INDUSTRIAL SPACE

## 1,685 - 3,924 SQ. FT / 155 - 365 SQ. M

UNITS 9, 24E&I, OSBORNE MILL, OSBORNE STREET
CHADDERTON, OLDHAM, OL9 6QQ

## PROPERTY LOCATION

Osborne Mill is located just off the A627 Oldham/ Chadderton Way at the junction of Osborne Street and Waddington Street.

The area is well established with industrial, commercial, and retail operators and is approx. 1 mile northwest of Oldham town centre.



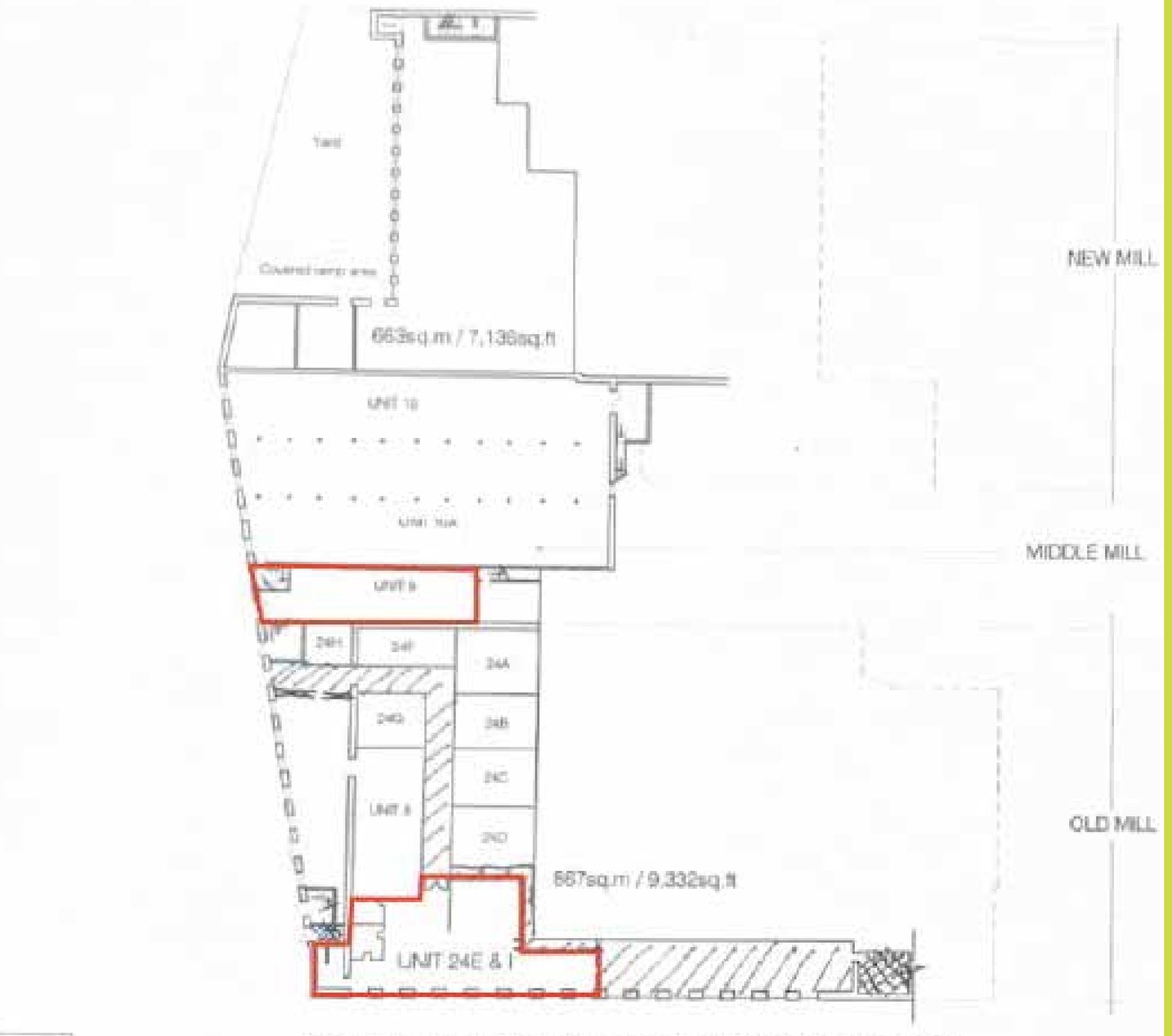




- Well located close to Oldham town centre and M62 Motorway
- ‘Lock up and go’ floorspace

Located at ground floor level the units provide secure ‘lock up and go’ storage/light industrial floorspace suitable for various uses.

The floorspace provides a floor to ceiling height of 2.26m (7ft 6ins).




MEZZANINE FLOOR PLAN BETWEEN GROUND AND BASEMENT






## SERVICES

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

There is a sprinkler installation to the mill, alarm, and strip lighting.

## RATES

Details on application.

## LEASE TERMS

Available under new leases on terms to be agreed and with rent details available on application.

Annual costs relate £0.10/sq ft for water, £0.33/unit for electricity and buildings insurance at £0.56/sq ft. Sprinkler maintenance is covered by the building owners.

A lease preparation fee of £700 plus vat applies on all new lettings.

## ANTI MONEY LAUNDERING

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

## FLOOR AREA

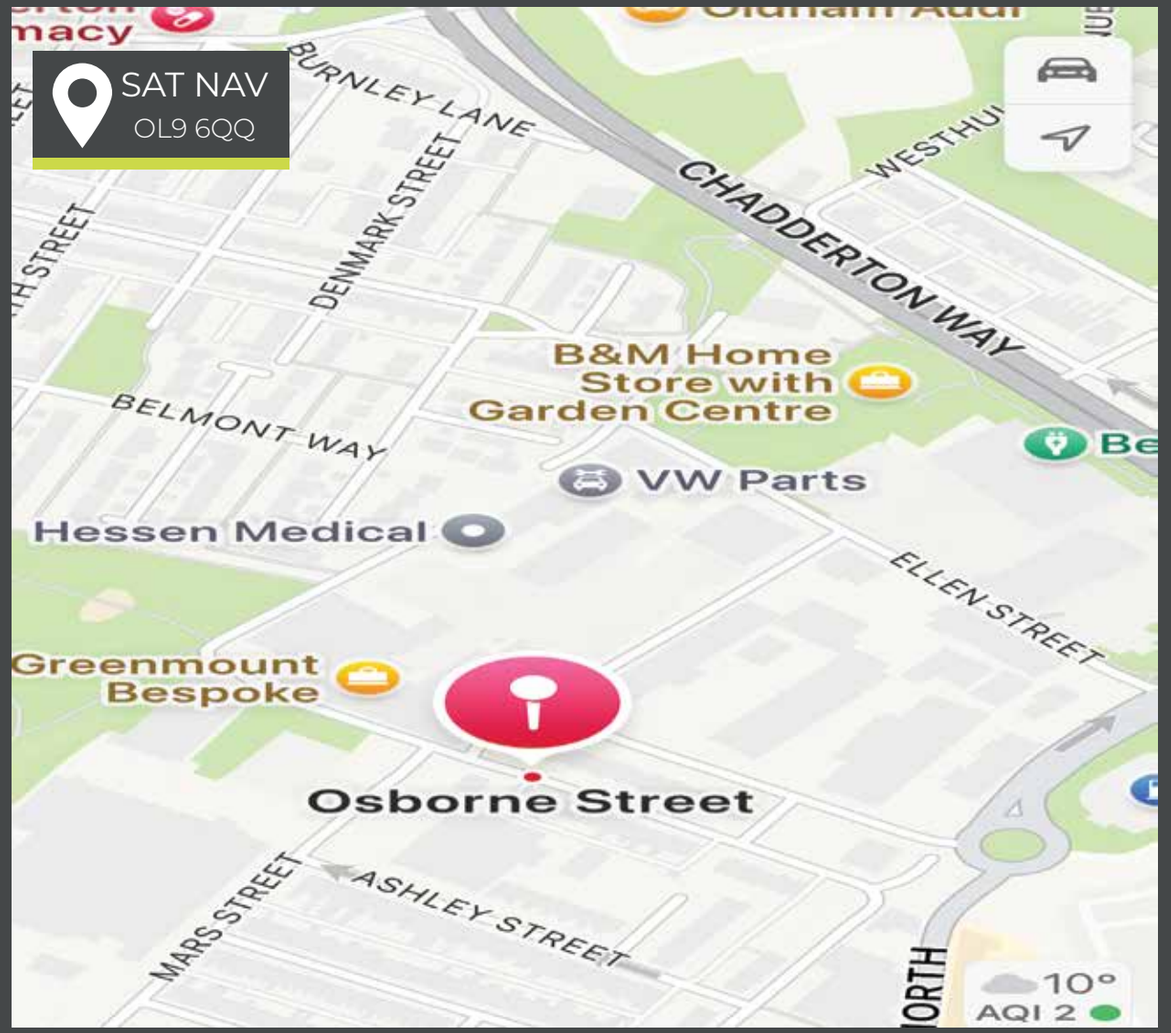
The properties extend to gross internal floor areas of 1,685 sq. ft and 2,349 sq.ft, as follows:

| | | |
|---|---|---|
| Unit 9 | 1,685 sq. ft | 155 sq. m |
| Unit 24E&I | 2,349 sq. ft | 218 sq. m |

**VIEWING:**
By prior appointment

Mark Warburton
Chartered Surveyors

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