

FOR SALE

Industrial Warehouse / Workshop Office Complex

4,718.76 Sq.M. (50,793 Sq.Ft.)



**100 Shaw Road,
Oldham,
Greater Manchester
OL1 4AY**

Location

The property is situated on Shaw Road close to Derker Railway Station and ½ mile north east of Oldham Town Centre.

Distances - M60 (junction 22) 3 miles, M62 (junction 20) 5 miles, Manchester City Centre 7.5 miles.

Description

The property comprises a long rectangular shaped site of 1.08 hectares (2.66 acres) with a range of buildings including:-

Office Building -

Single storey brick built building with fluorescent lighting, central heating and aluminium framed double glazed windows.

Original Warehouse -

Single storey building with twin span double pitched roof with brick block cavity wall approximately 1.8m high and lined cladding above. The steel frame supports a corrugated asbestos covered roof with acoustic tile underdrawing. Eaves height 3.5m. Fluorescent lighting and high level gas fired space heaters. The warehouse contains a centrally heated staff lounge area and a mezzanine floor providing additional storage space.

Modern Warehouse -

Single storey building with a single bay pitched roof with brick block walls 2m high and lined cladding above. A steel portal frame supports a lined metal deck roof with translucent panels. Eaves height 6.5m. Halogen lighting. High level gas fired space heaters plus electric fans providing ventilation.

Terraced Workshop Units -

A terrace of five single storey workshops of brick wall construction with corrugated asbestos pitched roof incorporating translucent panels supported by a steel portal frame. The units have various internal offices/store rooms and are essentially self contained.

Two Storey Building -

A detached two storey building of brick cavity wall construction with cladding to the upper floor. Single span pitched roof with corrugated asbestos sheeting. The ground floor is split up to provide a reception area, stores with workshop/loading bay. The first floor is predominantly offices with a separate mezzanine floor. The building is centrally heated and has the benefit of UPVC double glazed windows.

Car Park -

115 No. spaces.

Accommodation

Description	Sq.m.	Sq.Ft.
Office Building	911.58	9,812
Original Warehouse	1,017.96	10,958
Modern Warehouse	1,153.91	12,421
Terraced Workshop Units	838.56	9,026
Two Storey Building:		
Ground Floor Workshop/Stores	467.69	5,034
First Floor Offices	329.06	3,542
Total Gross Internal Floor Area	4,718.76	50,793

NB Mezzanine Floor Areas Excluded

Business Rates

The rateable value under the 2010 Rating List for the main site is £146,000.

Unit C within the terraced units has a separate rateable value of £7,800.



Tenure

The majority of the site containing the office building and warehouses are owned on a freehold and long leasehold basis. The northern end of the site containing the terraced units/two storey workshop building are held on two 99 year ground leases from the 1st August 1978 at a rent of £6,100 per annum and from the 1st July 1980 at a rent of £5,670 per annum (subject to current review). Both Leases are subject to 10 yearly rent reviews.

The middle unit C of the terrace of units is sublet on a full repairing and insuring lease for a term of 5 years from the 1st October 2006 at an annual rent of £8,000 per annum.

Purchase Price

£975,000.

VAT

VAT may be payable on figures quoted in these particulars.

Legal Costs

Each party to bear its own legal costs.

Viewing

Strictly by appointment with sole agent Salisbury Hamer.

Contacts

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