

# TO LET

**INDUSTRIAL WORKSHOP UNITS**  
**140.02 m<sup>2</sup> – 654.29 m<sup>2</sup>**  
**(1,507 ft<sup>2</sup> – 7,043 ft<sup>2</sup>)**



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

**Location**

The property is situated within an Industrial Complex on Shaw Road, ½ a mile north east of Oldham Town Centre. Adjoining properties are a mix of industrial, residential and local shopping.

Distances – M60 (Junction 22) 3 miles, M62 (Junction 20) 5 miles, Manchester City Centre 7½ miles.

**Description**

A terrace of 5 single storey workshops of brick wall construction with corrugated asbestos pitched roof, incorporating translucent panels, supported by steel portal frames. The units have various internal offices/store rooms and are essentially self contained. Heating is available in the units apart from unit B.

Adequate car parking is available in front of the units and within the main site.

**Accommodation & Dimensions**

		<u>m<sup>2</sup></u>	<u>ft<sup>2</sup></u>
Unit A		140.67	1,514
Unit B		187.29	2,016
Unit C	<b>LET</b>		
Unit D		186.31	2,006
Unit E		140.02	1,507
	Gross Internal Floor Area	654.29	7,043

**Business Rates**

The premises currently form part of a larger Rating Assessment and will become separately assessed on completion of the Lease.

**Tenure**

The units area available individually or can be combined to meet requirements. The premises are available on a flexible fixed term lease, with the Tenant responsible for all repairs and insurance.

**Asking Rental**

£5 per ft<sup>2</sup>

**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**

Sandy Jones FRICS  
1<sup>st</sup> Floor, Lloyds Bank Buildings, 53 King Street  
Manchester M2 4LQ  
Tel: 0161 834 8746  
Fax: 0161 832 2086  
Email: [sandyjones@salisburyhamer.com](mailto:sandyjones@salisburyhamer.com)

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