

TO LET

**OFFICE BUILDING
911.58 m² (9,812 ft²)**



**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 single storey building of brick cavity wall construction, tiled pitched roof on four elevations with a central courtyard. The Offices contain a mixture of open plan rooms and cellular offices, with a reception, conference room, kitchen, server room and toilets. Generally the offices have carpet covered floors with plaster and emulsioned walls/ceilings, fluorescent strip lights, aluminium framed double glazed windows. The offices have the benefit of perimeter trunking and are centrally heated.

Adequate on site parking is available, with a minimum of 24 car spaces. Further spaces could be made available on request.

Net Internal Floor Area : 911.58 m² (9,812 ft²).

Business Rates

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

Tenure

The premises are available on a flexible fixed term lease, with the Tenant responsible for all repairs and insurance.

Asking Rental

£75,000 per annum

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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