

# TO LET

**WORKSHOP/OFFICE PREMISES  
796.75 m<sup>2</sup> (8,576 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 detached two storey building of brick cavity wall construction with cladding to the upper floors. Single span pitched roof with corrugated asbestos sheeting. The ground floor is split up to provide a reception area, stores and 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.

Adequate car parking is available for these premises.

**Accommodation & Dimensions**

		<u>m<sup>2</sup></u>	<u>ft<sup>2</sup></u>
Ground Floor	Workshop/Stores	467.69	5,034
First Floor	Offices	329.06	3,542
Gross Internal Floor Area		796.75	8,576

NB : Mezzanine Floor Area excluded

**Business Rates**

The premises 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**

£34,000 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**

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)

**Misrepresentation Act 1967 :**

These particulars are provided only for the purpose of giving information about the properties to which they relate. They are not intended to constitute an offer but in so far that they may contain an offer, such offer is subject to contract. No representation or warranty is intended to be made or given by these particulars nor have Salisbury Hamer, nor any of their employees, any authority to make or give any representation or warranty relating to these properties.

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

