

# TO LET

## **INDUSTRIAL WORKSHOP/WAREHOUSE** **1,017.96 m<sup>2</sup> – 2,171.87 m<sup>2</sup>** **(10,958 ft<sup>2</sup> – 23,379 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**

The premises comprise a workshop and adjoining warehouse, details of which are as follows :-

- Original Workshop : Single storey building with twin span double pitched roof with brick block cavity wall, approximately 1.8 m high and lined cladding above. The steel frame supports a corrugated asbestos covered roof, with acoustic tile underdrawing. Eaves height 3.5 m. Fluorescent lighting and high level gas fired space heaters. The workshop contains a side loading door and a centrally heated staff lounge area. A mezzanine floor provides additional storage space.
- Modern Warehouse : A single storey building with single bay pitched roof with brick block walls, 2 m high, and lined cladding above, steel portal frames support a lined metal deck roof with translucent panels. Eaves height 6.5 m. Halogen lighting. High level gas fired space heaters plus electric fans providing ventilation. 2 No Loading doors.

Adequate on site car parking available.

**Accommodation & Dimensions**

	<u>m<sup>2</sup></u>	<u>ft<sup>2</sup></u>
Original Workshop	1,017.96	10,958
Modern Warehouse	1,153.91	12,421
Gross Internal Floor Area	2,171.87	23,379

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 workshop and warehouse buildings are available on separate leases or combined in a single lease. The premises are available on a flexible fixed term lease, with the Tenant responsible for all repairs and insurance.

**Asking Rental**

Original Workshop : £30,000 per annum  
Modern Warehouse : £40,000 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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