



Unit 17, Oldham Broadway Business Park, Broadgate, Oldham, OL9 0JA

Preliminary Announcement

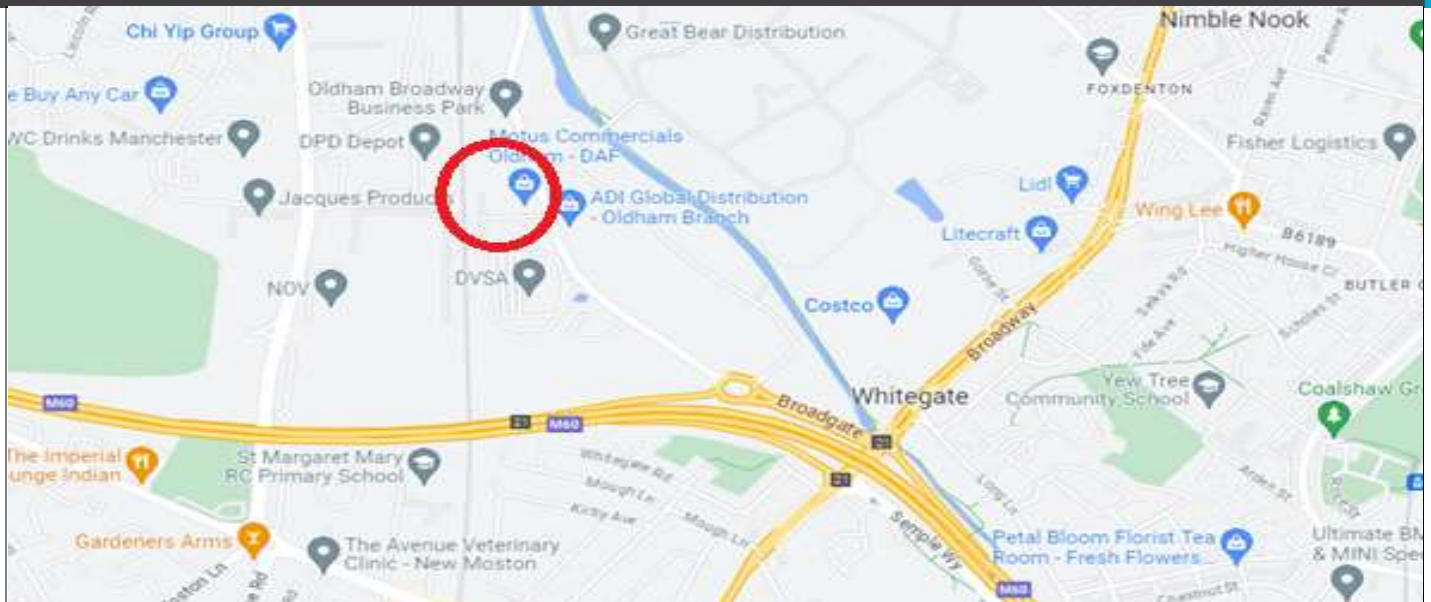
C45,024 sq ft

Modern Detached Warehouse with offices

- Circa 7.3m eaves
- 2 loading doors
- Good quality 2 storey integral offices
- Secure car park & yard
- **RENT ON APPLICATION**



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Location

The property is located in the heart of Oldham Broadway Business Park, approximately 6 miles from Manchester City Centre.

The property is accessed via Oldham Broadway and Gateway Crescent, which provide direct access to Junction 21 of the M60 Motorway within approximately 200 metres.

Occupiers on the Business Park include ADI Global, DVLA, SG Gaming and the Bifold Group.

Description

A modern single storey warehouse on a large secure self-contained site. The unit benefits from the following:

- Approx. 7.3m eaves
- 2 electric roller shutter doors
- 2 storey integral offices
- Solid concrete warehouse floor

The unit is going to be refurbished.

Rental

The property is available on a leasehold basis. The rent is available on application.

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with agents BC Real Estate. Please contact:

John Barton john@bcrealestate.co.uk

Gary Chapman gary@bcrealestate.co.uk