BC | REAL ESTATE

TO LET

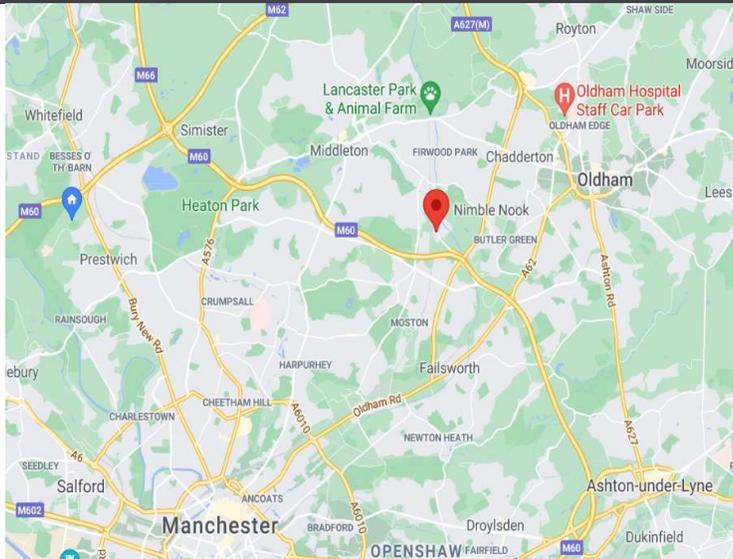## Unit 4, Oldham Broadway Business Park, Chadderton, OL9 9XA

18,122 sq ft apprx on a site of **2.02** acres (Preliminary Announcement)

Detached Warehouse on a Self Contained Site

- Detached Warehouse
- Two storey offices
- Low site cover
- 5.8m eaves
- 10 level access loading doors
- **RENT ON APPLICATION**

📍 BC Real Estate Ltd, 275 Deansgate, Manchester M3 4EL

🦁 RICS

Unit 4, Oldham Broadway Business Park, Chadderton, OL9 9XA

Location

The property is situated in Broadway Business Park, located 2 miles South-West of Oldham town centre and 5 miles North-East of Manchester City Centre. The property is accessed via Broadgate which provides direct access to junction 21 of the M60 orbital Motorway within 0.5 miles of the property.

Description

The property comprises a detached warehouse on a self contained site and benefits from the following:

- Steel portal frame construction
- Low site cover on 2.02 acres
- 5.8m eaves
- 10 level access loading doors
- Two storey office accommodation with amenities
- Securely fenced yard
- Car park
- Electric, Gas and Water supply

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.

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

BC REAL ESTATE

0161 636 9202
bcrealestate.co.uk