

LYDIA BECKER WAY, OLDHAM OL9 9JE

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COMPLETE AND READY FOR OCCUPATION

TO LET

NEWLY DEVELOPED LOGISTICS UNIT OF 369,251 SQ FT (34,304 SQ M)

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## Overview

Oldham 369 comprises a brand new speculatively built warehouse. The unit will is of steel portal frame construction with profile metal sheet elevations and insulated profile metal sheet roof, designed to meet the modern occupiers' requirements.

## Features

BREEAM® VERY GOOD



FPC A



57 HGV PARKING SPACES



GRADE A TWO
STOREY OFFICES



SECURE YARDS



15M TO HAUNCH



## **Building Specification**

#### **OLDHAM 369**

**Ground Floor Warehouse** 33,357 SQ M / 359,054 SQ FT

First floor office (less plant deck) 947 SQ M / 10,197 SQ FT

**Total GIA** 34,304 SQ M / 369,251 SQ FT

All areas are based on a gross internal area

#### Specification

- 15m haunch height
- Warehouse floor loading 50 kn/m²
- 28 dock levellers
- 4 double height dock levellers
- 4 level access loading doors
- 55m and 35m secure yard
- 57 HGV spaces
- 324 car parking spaces
- 2 EV charging points
- Cycle Parking
- 2 storey Hub Office
- 2 storey Grade A offices
- Kitchenette
- 8 person passenger lift
- Gatehouse



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### Drive times

Oldham 369 is strategically located just 1 mile from Junction 21 of the M60 with excellent access to the wider motorway network.

**SATNAV: OL9 9JE** 

LOCATION	MILES	MINS
J21 M60	1	4
J20 M62	4	6
MANCHESTER	6.3	18
LEEDS	36.3	42
LIVERPOOL	41.3	50

### Location

Oldham 369 is part of the Broadway Green Business Park which is in an Assisted Area benefiting from support of national and European programmes including Regional Growth Fund and Greater Manchester Investment Fund.

Oldham Council operate a 'one stop shop approach' for new large businesses in the borough to assist with Employment & Skills Provision with employment training through the Get Oldham Working partnership.



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## Planning

The unit is suitable for distribution uses (Class B8).

### EPC & BREEAM

EPC A and BREEAM Very Good certification available.

#### Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed. Rent on application.

### VAT

All figures are subject to VAT where applicable.

#### Services

All mains services of electricity, gas and water are connected to the building.

#### Contact



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