

COBALT 2

Foxdenton Lane
Oldham Broadway Business Park
Chadderton
M24 1NN

AVAILABLE NOW



TO LET

Brand New Warehouse / Industrial Units of
43,395 sq ft (4,031 sq m) and
61,950 sq ft (5,755 sq m)

On the instructions of

 **ST.MODWEN
LOGISTICS**

ACCOMMODATION

The scheme provides two brand new speculatively built warehouse / industrial units offering the following gross internal areas:

UNIT 1

	sq ft	sq m
Warehouse	58,462	5,431
Ground Floor Office	1,744	162
First Floor Office	1,744	162
Total	61,950	5,755

UNIT 2

	sq ft	sq m
Warehouse	40,841	3,794
Ground Floor Office	1,277	118
First Floor Office	1,277	118
Total	43,395	4,031



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SPECIFICATION

Both units provide the same general specification:

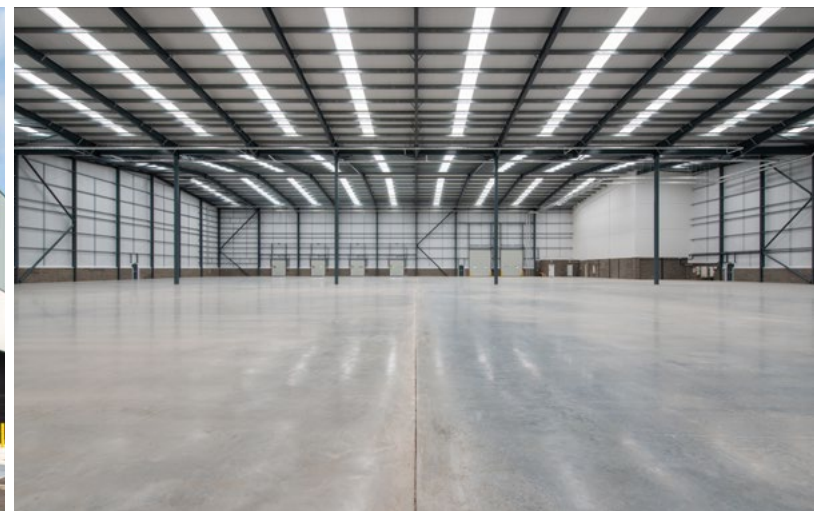
- Profiled steel cladding roof
- Profiled metal wall cladding
- Designated yard / parking areas
- 200KVA power
- DDA compliant
- BREEAM Very Good
- Electric vehicle charging points

Detailed specification to each unit:

UNIT 1

- 12m to underside of eaves
- 3,000 sq ft high quality two storey open plan office accommodation
- 4 no. dock loading doors
- 2 no. electrically operated 5m high level access doors
- 76 car parking spaces

[See Unit 2 >](#)

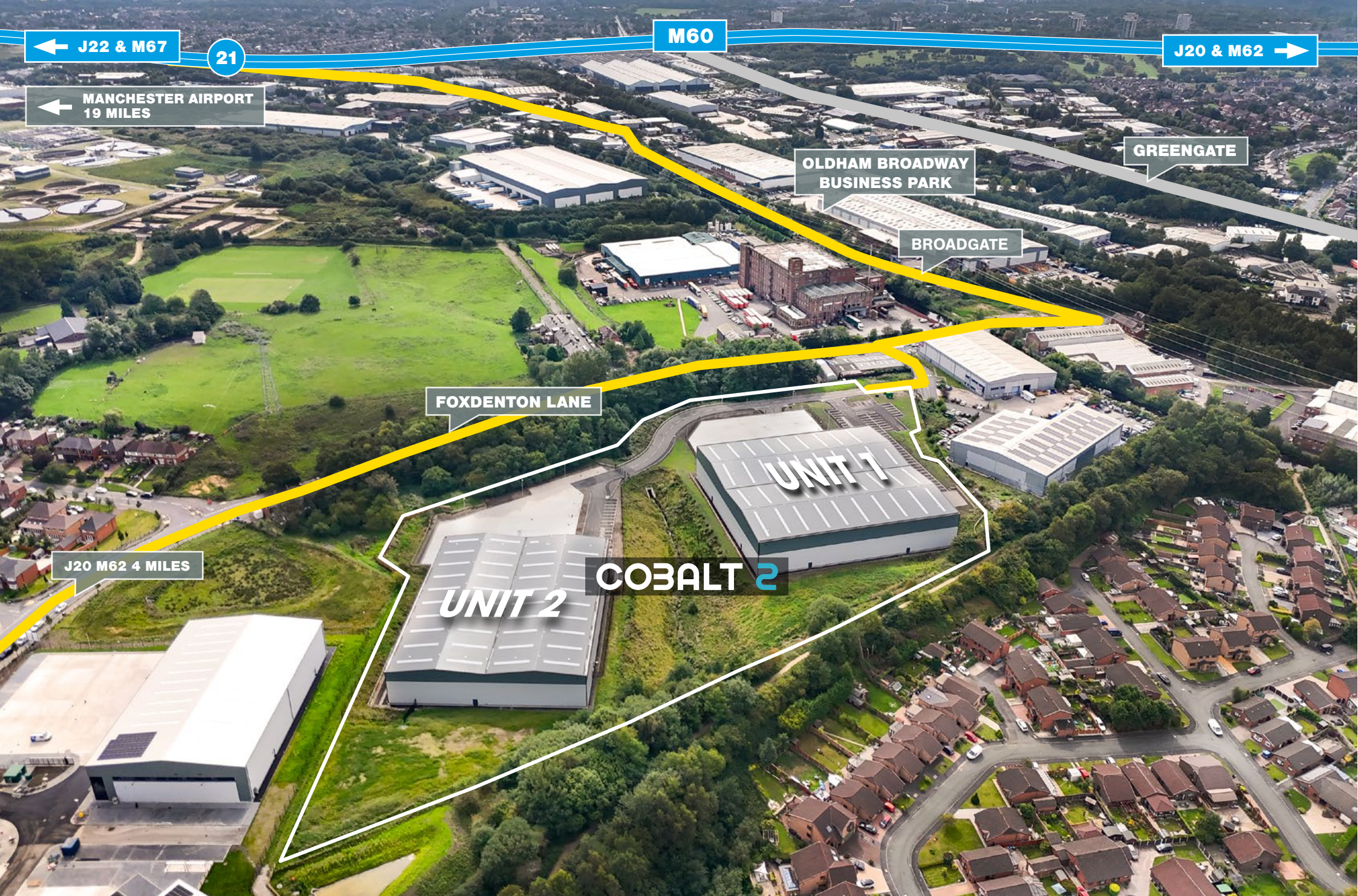


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UNIT 2

- 10m to underside of eaves
- 2,500 sq ft high quality two storey open plan office accommodation
- 3 no. dock loading doors
- 1 no. electrically operated 5m high level access doors
- 43 car parking spaces





← J22 & M67

21

M60

J20 & M62 →

← MANCHESTER AIRPORT
19 MILES

OLDHAM BROADWAY
BUSINESS PARK

GREENGATE

BROADGATE

FOXIDENTON LANE

UNIT 1

J20 M62 4 MILES

UNIT 2

COBALT 2

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RATEABLE VALUE

The units are to be assessed for rating purposes.

EPC

EPC Rating - A for both units.
Copies of the Energy Performance Certificates are available upon request.

PLANNING

The development has detailed planning consent. Uses: B1 (C) Light Industrial, B2 General Industrial and B8 Storage and Distribution.

TERMS

Available to rent on a full repairing and insuring basis on terms to be agreed.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

RENTAL

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.



VIEWINGS AND FURTHER ENQUIRIES

For further information, or to arrange
a viewing, please contact:



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