

FOR SALE AS A WHOLE (LETTING IN PART MAY BE CONSIDERED) 63,126 - 157,538 SQ FT (5,864 - 14,633 SQ M)

- Site area of 7.59 acres (3.07 ha)
- Rare purchase opportunity
- Recently refurbished including brand new roof
- Eaves height to the main warehouse of 7.5m
- Combination of dock and level access loading
- Fully sprinklered
- Two storey office accommodation
- Racking available
- 418 kVA

A669 Oldham Road

Townley Street

Grimshaw Lane

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INFINITY HOUSE, TOWNLEY STREET, MIDDLETON, MANCHESTER, M24 1AT
COMPREHENSIVELY REFURBISHED SELF-CONTAINED HEADQUARTERS DISTRIBUTION / WAREHOUSE FACILITY

LOCATION

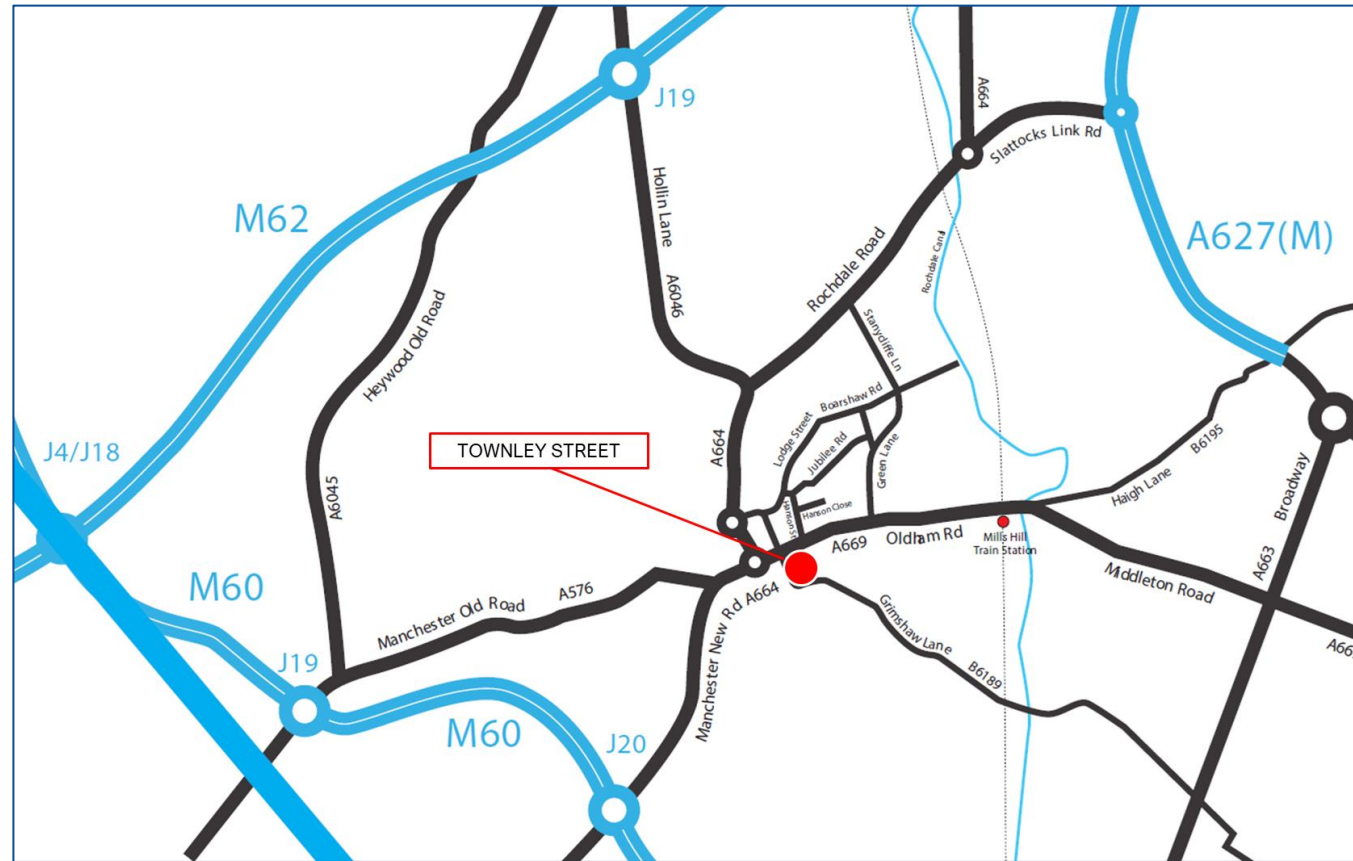
Infinity House is located in a highly prominent position on the corner of Townley Street and the A669 Oldham Road in the heart of Middleton. The site provides vehicular access from both Townley Street and the B6189 Grimshaw Lane.

Middleton is located approximately 3.5 miles from Oldham Town Centre, 5 miles north of Manchester City Centre and circa 5 miles south-west of Rochdale.

The town enjoys excellent road links with the M60 Motorway being within 2 miles to the west providing access to the regional motorway network. The M62 / M66 intersection is located 3 miles from the subject property.

Mills Hill Train Station is located 1.25 miles to the east of the property, via the A669 Oldham Road, which provides services to Manchester Victoria, Bolton, Blackburn and Rochdale.

Manchester International Airport is located within 23 miles to the south via the M60 / M56 Motorway.



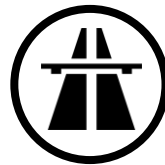
Mills Hill Train Station
1.25 miles



J20
M60 Motorway
1.3 miles



J19
M60 Motorway
2 miles



M62 / M66
intersection
3 miles



Oldham Town
Centre
3.5 miles



Manchester City
Centre
5 miles



Manchester International
Airport
23 miles

DESCRIPTION

Infinity House has been comprehensively refurbished (including a new roof to the whole), including the following specification:

Main Warehouse

- Steel portal frame with brick-built elevations to the dado level and profile cladding to the eaves
- The warehouse roof has been totally replaced with a brand-new PVC coated steel profile sheeting with approximately 10% roof lights
- Eaves height of 7.5m to the underside of the haunch
- The warehouse can be subdivided to provide the following:
 - Unit 1 – 63,126 sq ft (5,864.60 sq m)
 - Unit 2 – 71,552 sq ft (6,647.50 sq m)
- New sensor-controlled LED lighting throughout
- Air source heat pumps to warehouse
- Brand new sprinkler tank and sprinkler system including electric and diesel generators
- Fully refurbished two storey canteen and offices within the warehouse
- The loading area has been refurbished including new roller shutters and provides 8 no. of tailgate loading and 2 no. of drive-in doors
- Racking is available
- The property has a power supply of 418 kVA

Offices

- Two storey office pod located to the front elevation
- The office area has a brand new roof
- The office accommodation has been taken to shell, ready for complete refurbishment (to be undertaken by the purchaser)
- Brick built with a flat roof

Externals

- Substantial yard area
- Fully secured
- Vehicular access to the site from both Grimshaw Lane and Townley Street
- Potential to expand yard
- To the front of the offices is a large substantial car parking area with separate access from Townley Street (providing a minimum of 80 spaces)
- HGV access from Grimshaw Lane

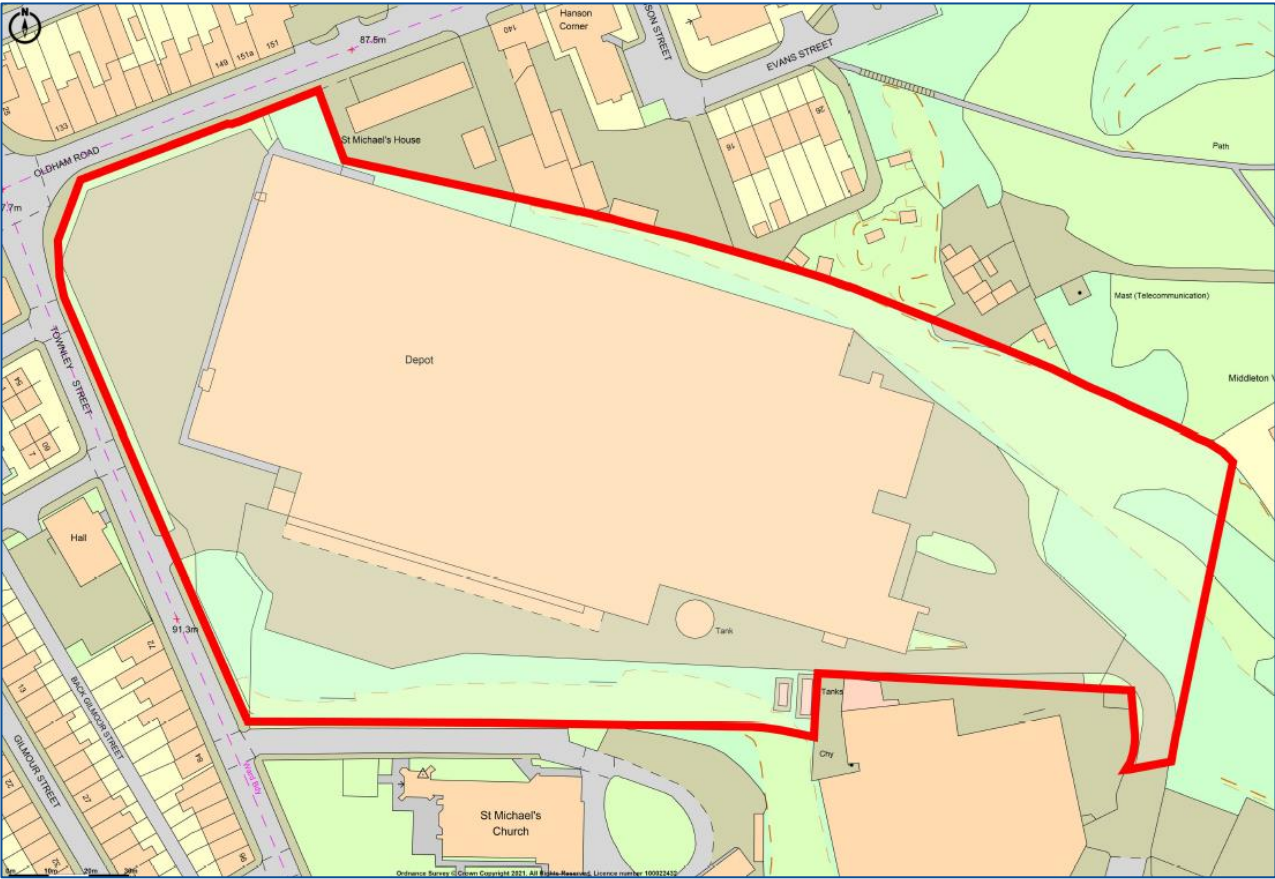


ACCOMMODATION

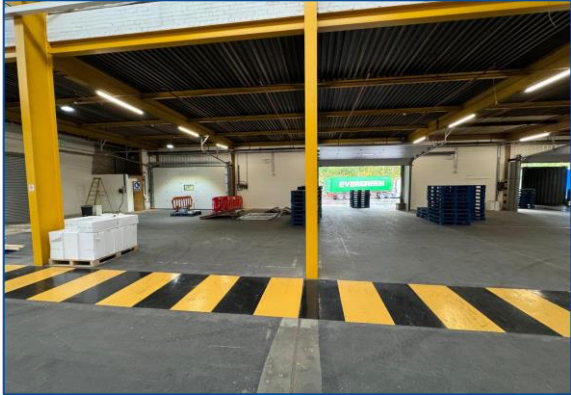
The property is available to purchase as a whole; however, we may be prepared to consider letting in part.

The property provides the following Gross Internal Area:

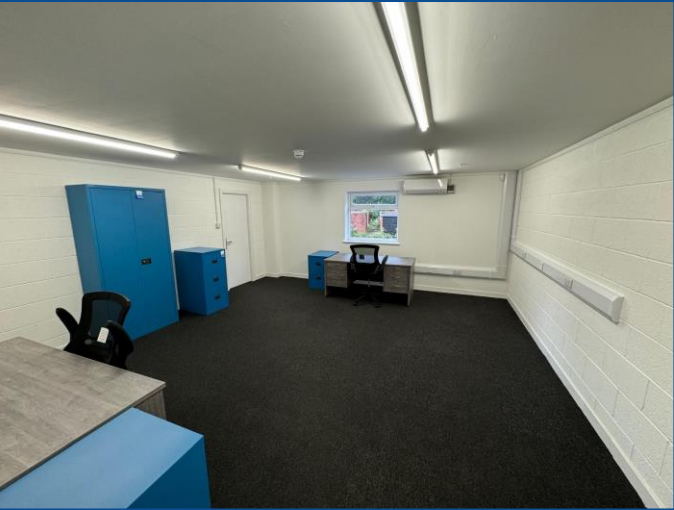
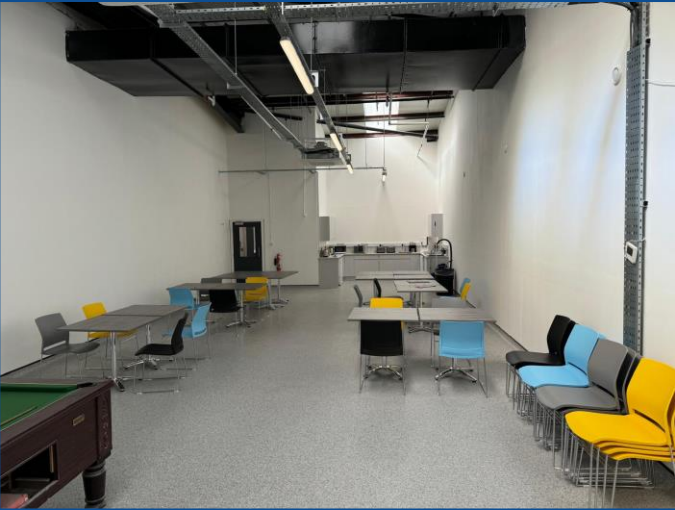
	Sq ft	Sq m
Warehouse Accommodation		
Unit 1	63,126	5,864.60
Unit 2	71,552	6,647.50
Total	134,678	12,512.10
Office / Amenities		
Ground	11,430	1,060.93
First	11,430	1,060.93
Total	22,860	2,121.86
Total Accommodation	157,538	14,633.96
Site Area	7.59 acres	3.07 ha



GALLERY



GALLERY



FURTHER INFORMATION

Services

All mains services are available to the site, although gas is not currently connected. The property is fully sprinklered via a tank system, which is located in the yard area.

Energy Performance Certificate

The property has a current EPC Rating of 'C'.

A copy of the Energy Performance Certificate is available on request.

Rateable Value

The property is listed in the 2023 Rating List as "Warehouse and Premises" with a current Rateable Value of £400,000.

We advise interested parties to make their own enquiries of the Local Rating Department.

Planning

The property is situated within an established industrial estate, and we believe there to be no restrictions.

Interested parties should make their own enquiries of the Rochdale Borough Council Planning Department and satisfy themselves that their proposed use falls within the current defined use of the property.

Tenure

The property is available to purchase as a whole.

The majority of the site is held freehold under title number LA298297, with a small area fronting Oldham Road held leasehold under title number LA202697, which is subject to a 999 year lease dated 1851 at a fixed rental of £6.50 per annum.

Our client will consider letting the property in part via full repairing and insuring leases on terms to be agreed.

Price / Rent

Upon application.

VAT

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

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence together with proof of funds.

Further Information / Viewings

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



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IMPORTANT NOTICE

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