



markwarburton  
CHARTERED SURVEYORS

ID 100-135

# TO LET

**SECURE STORAGE / LIGHT INDUSTRIAL SPACE**

**1,575 - 3,924 SQ. FT /**

**146 - 365 SQ. M**



**UNITS 9, 24E&I, OSBORNE MILL, OSBORNE STREET  
CHADDERTON, OLDHAM, OL9 6QQ**

## PROPERTY LOCATION

Osborne Mill is located just off the A627 Oldham/Chadderton Way at the junction of Osborne Street and Waddington Street.

The area is well established with industrial, commercial, and retail operators and is approx. 1 mile northwest of Oldham town centre.



A27 CHADDERTON WAY

UNIT 9, 24E&I OSBORNE MILL

OSBORNE STREET

A6048 OLDHAM WAY





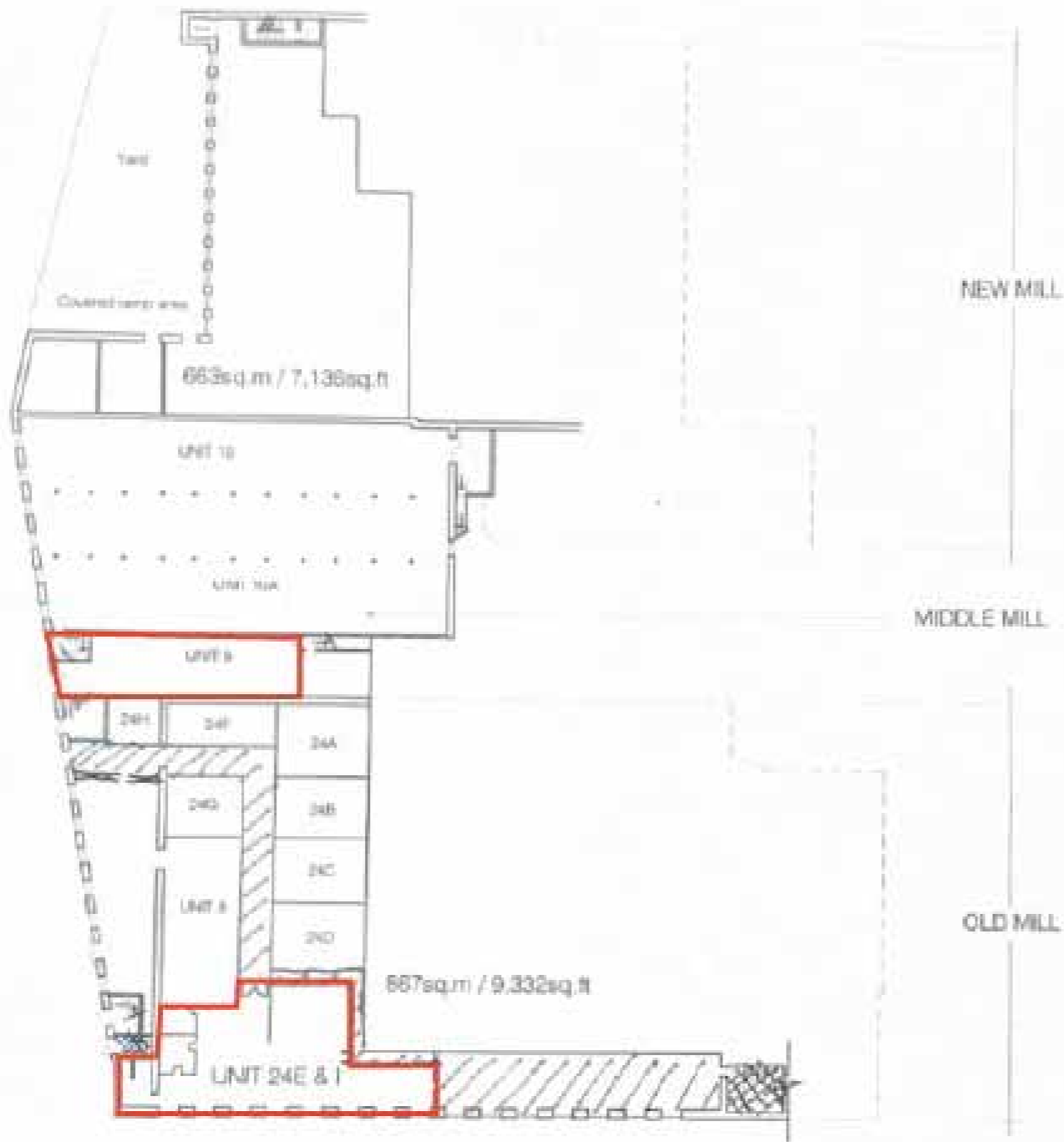
- Well located close to Oldham town centre and M62 Motorway
- 'Lock up and go' floorspace



Located at ground floor level the units provide secure 'lock up and go' storage/light industrial floorspace suitable for various uses.

The floorspace provides a floor to ceiling height of 2.26m (7ft 6ins).





MEZZANINE FLOOR PLAN BETWEEN GROUND AND BASEMENT



## SERVICES

We understand all mains services are available including gas, electricity, water, and drainage connections.

There is a sprinkler installation to the mill, alarm, and strip lighting.

## RATES

Details on application.

## LEASE TERMS

Available under new leases on terms to be agreed and with rent details available on application.

Annual costs relate £0.10/sq ft for water, £0.33/unit for electricity and buildings insurance at £0.56/sq ft. Sprinkler maintenance is covered by the building owners.

A lease preparation fee of £700 plus vat applies on all new lettings.

## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations interested parties will be required to provide identification documents and source of funds.

## FLOOR AREA

The properties extend to gross internal floor areas of 1,575 sq. ft and 2,349 sq.ft, as follows:

Unit 9	1,575 sq. ft	146 sq. m
Unit 24E&I	2,349 sq. ft	218 sq. m

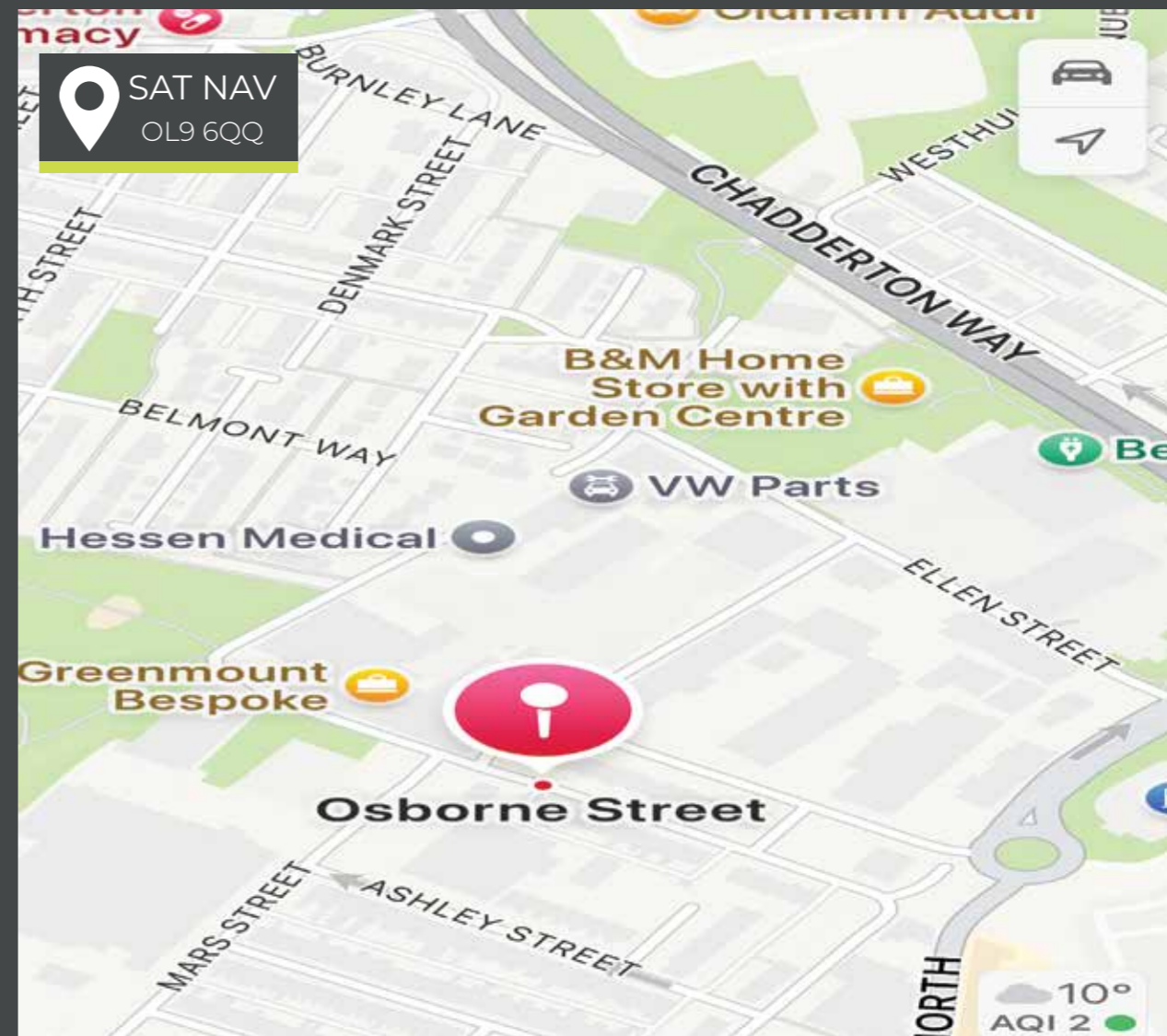
### VIEWING:

By prior appointment

Mark Warburton  
Chartered Surveyors

T: 07769 970244

E: [mark@mwproperty.co.uk](mailto:mark@mwproperty.co.uk)



Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.