



markwarburton


CHARTERED SURVEYORS

ID 100-133

## TO LET

GOOD SPECIFICATION WORKSHOP, STORAGE AND OFFICE PREMISES – RANGE OF SIZES AVAILABLE

**100 - 2,500 SQ. FT / 9 - 232 SQ. M**

 FALCON BUSINESS CENTRE, VICTORIA STREET, CHADDERTON, OLDHAM, OL9 0HB

## PROPERTY LOCATION

Falcon Business Centre is located fronting Victoria Street close to it's junction with the A669 Middleton Road approx. 1.5 miles west of Oldham town centre.

It is well located being within the Chadderton business area served by the Oldham Broadway which links to Junction 20 of the M62 Motorway via the A627M .



VICTORIA STREET

FALCON BUSINESS CENTRE

BROOK STREET





- Long established mature professional business centre
- Close to A663 Oldham Broadway
- On site car parking

Falcon Business Centre has been developed over the last 40 years from the complete remodelling of a former industrial building.

The Centre now provides a range of workshop, storage, and office space over ground level. The Centre is home to many local and regional operators.

Floorspace is available of various sizes. Each area has been accommodated to provide 'lock up' floorspace which is complimented with breakout and welfare areas.

The Centre has a manned reception from 9am to 5pm weekdays.

Externally the Centre is served with a private secure car park.

Viewings are highly recommended and further details are available on application.







## SERVICES

Fibre internet and Wi-Fi is available.

## LETTING TERMS AND RENT

Floorspace is available on flexible terms with full details, annual rent, and costs available on request.

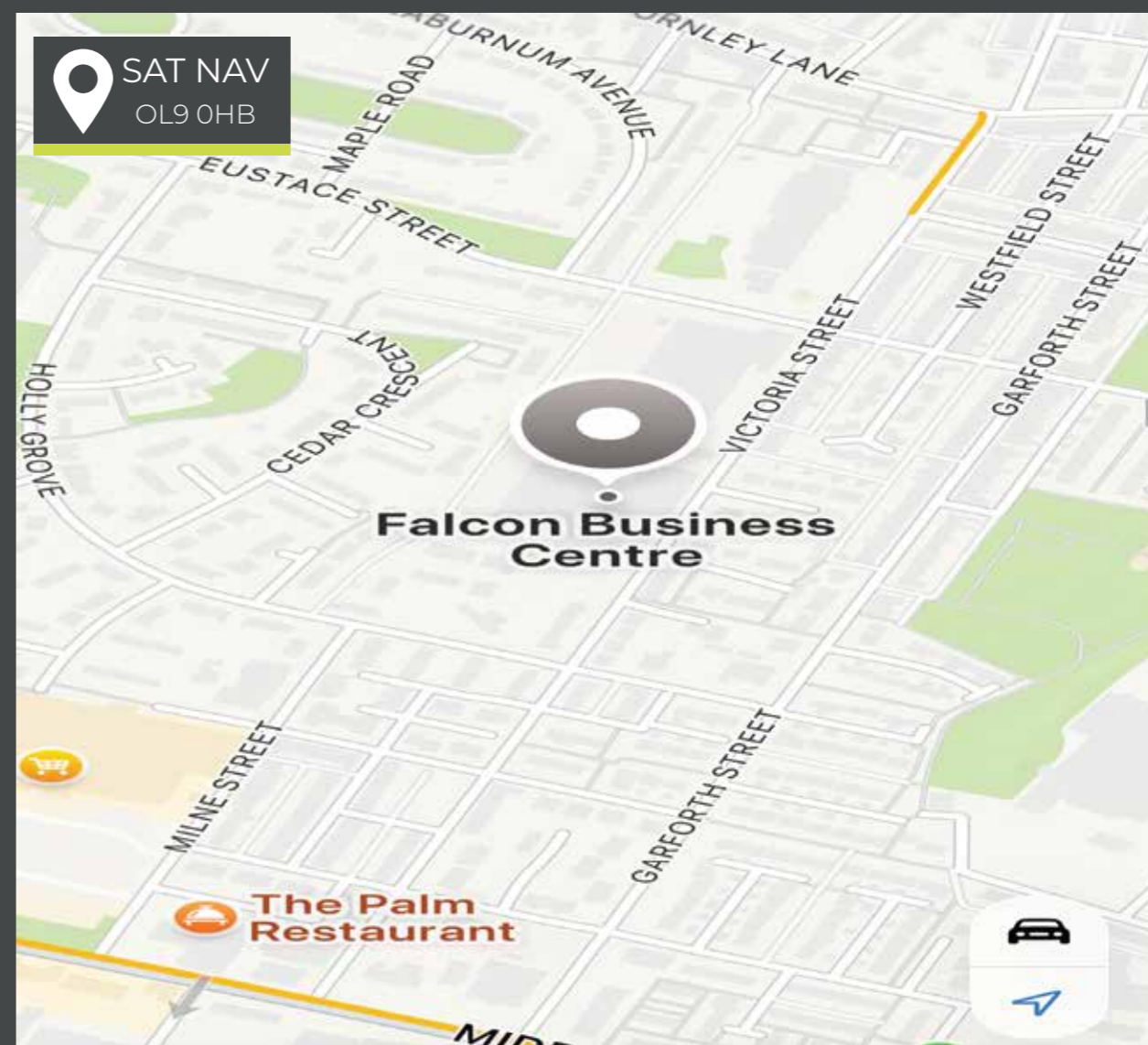
## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations prospective buyers will be required to provide source of funding and identification documents.

## AVAILABLE FLOORSPACE

From 100 sq ft to 2,500 sq ft

Adjoining units can be combined to create larger areas if required and subject to availability.



### VIEWING:

By prior appointment

Mark Warburton  
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