



markwarburton


CHARTERED SURVEYORS

ID 100-079

TO LET

MODERN SINGLE STOREY WAREHOUSE/INDUSTRIAL
UNIT ON WELL LOCATED ESTABLISHED ESTATE

3,502 SQ. FT / 325 SQ. M

 UNIT B(2), CASTLEPARK INDUSTRIAL, ESTATE
BOWER STREET, OLDHAM, OL1 3LN

PROPERTY LOCATION

The unit forms part of a small 1980s built industrial development known as the Castlepark Industrial Estate located at the junction of the A62 Huddersfield Road and Shaw Road, on the northeast side of Oldham town centre in a well-established commercial and industrial area.

The Estate is accessed off Bower Street just off Shaw Road.



mark@mwproperty.co.uk
07769 970 244





- 'Clean not heavily industrialised' floorspace.
- Excellent loading and car parking.
- Very well located adjacent to the A62 Huddersfield Road and close to Oldham Way.
- Highly sought after and in demand industrial floorspace.

Unit B(2) is a clean modern single storey warehouse/industrial unit being part of a larger industrial block on Castlepark Industrial Estate an estate of similar buildings.

It is of steel portal frame single storey construction, with fully clad external elevations with a concrete block internal leaf to 8ft, a solid concrete floor and a pitched and lined roof incorporating translucent light panels. It comprises an open plan warehouse area with an eaves height of approx. 18ft and roller shutter door access at the front (12ft high by 12ft wide).

Internally there is a small welfare block accommodating canteen/brewing up area and wc, which has a small area of mezzanine storage above.

Further particulars on application.

mark@mwproperty.co.uk
07769 970 244





mark@mwproperty.co.uk
07769 970 244



SERVICES

We understand that all mains' services are available including three phase electricity, water, and drainage connections.

The unit has LED lighting, electric storage heating in the welfare block and an intruder alarm.

RATES

Rateable Value £14,750.

TERMS

The Unit is available under the terms of a new full repairing and insuring lease for a period to be agreed and at an initial rent of £28,000/annum, exclusive.

ENERGY PERFORMANCE

Certificate available on request.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending tenant.

FLOOR AREA

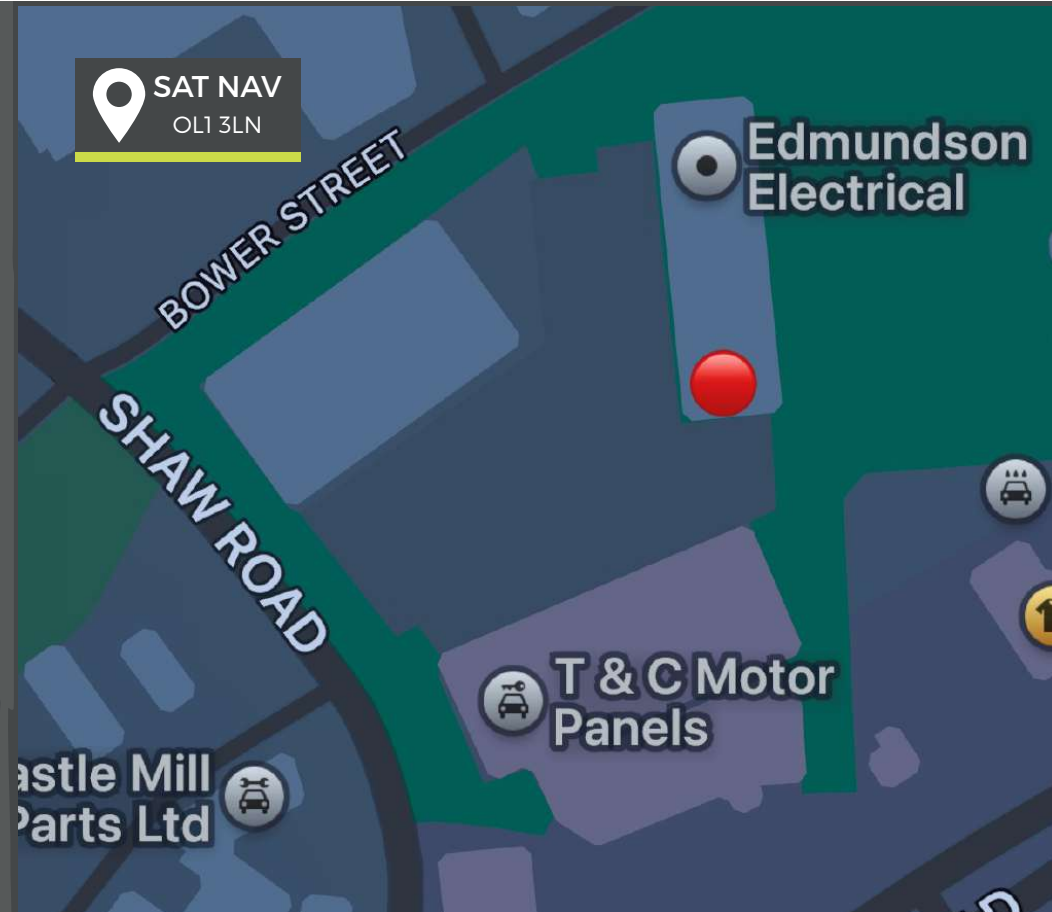
Unit B(2) extends to 3,502 sq. ft gross internal as follows:

Warehouse	3,180 sq. ft	295 sq. m
Welfare Block	161 sq. ft	15 sq. m
Mezzanine	161 sq. ft	15 sq. m
TOTAL	3,502 sq. ft	325 sq. m

VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
T: 07769 970 244
E: 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.