



markwarburton
CHARTERED SURVEYORS

ID 100-154

TO LET

**LOCK UP STORAGE /
LIGHT INDUSTRIAL UNIT
1,685 SQ. FT / 157 SQ. M**



**UNIT 9 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.





- Close to Oldham town centre and M62 Motorway
- Secure open plan floorspace
- Welfare facilities



Ground floor unit providing secure 'lock up and go' storage/light industrial floorspace suitable for various uses.

Floor to ceiling height of 2.45m (8ft) and loading door with roller shutter 2.66m wide by 2.5m high (8ft 8in by 8ft 2in).

Small brewing up area and adjacent wc.

SERVICES

Electricity, water, and drainage, sprinklers and LED strip lighting.

RATES

Details on application.

LEASE TERMS

New lease at £12,000/annum.

Annual costs are £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.

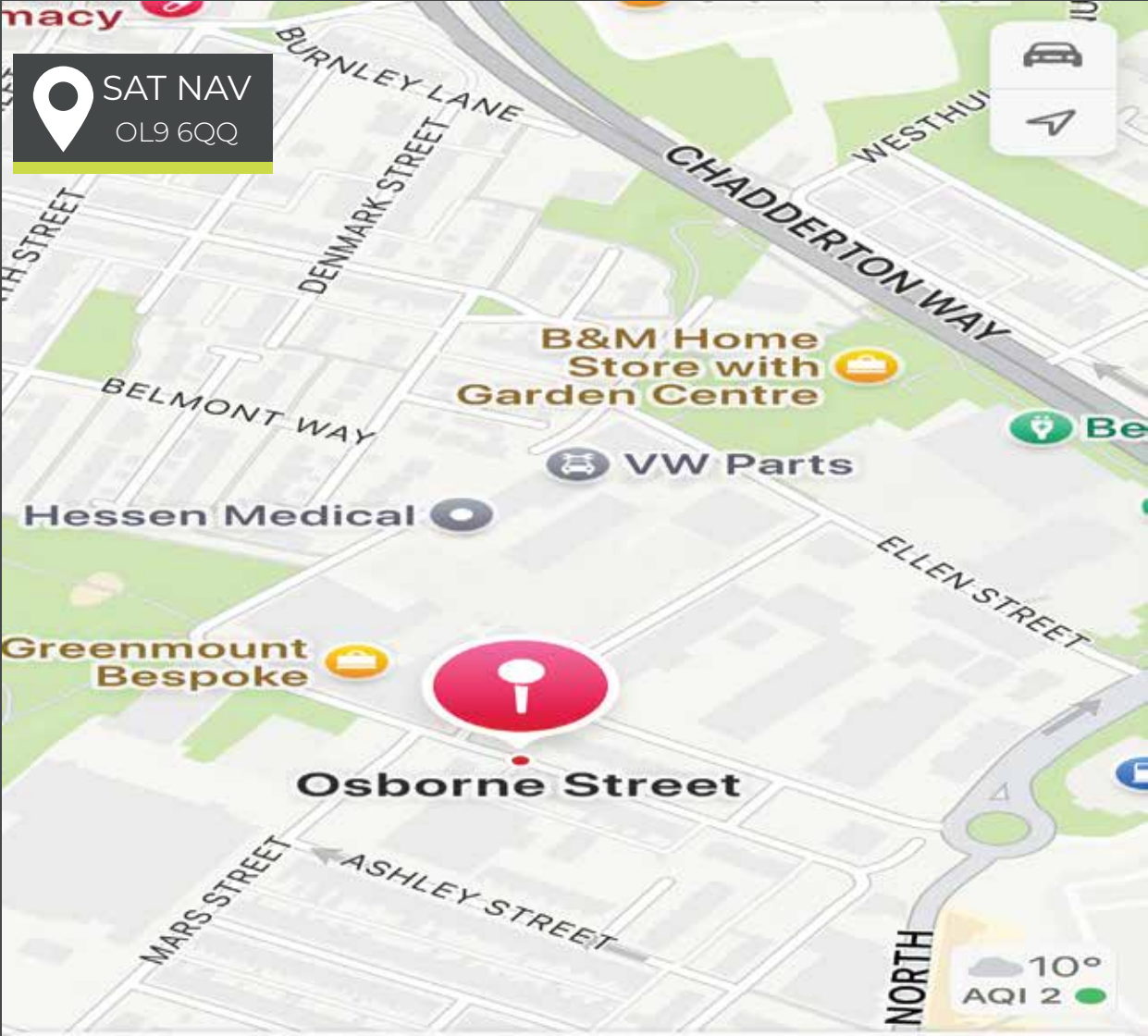
A lease preparation fee of £700 plus vat applies on all new lettings.

ANTI MONEY LAUNDERING

Interested parties to provide identification documents and source of funds.

FLOOR AREA

Gross net internal the floor area extends to **1,685 sq ft** (157 sq m)



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VIEWING:
By prior appointment

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