



Nile Mill A
Fields New Road
Chadderton
Oldham, OL9 8NT

**90,000
SQ.FT**

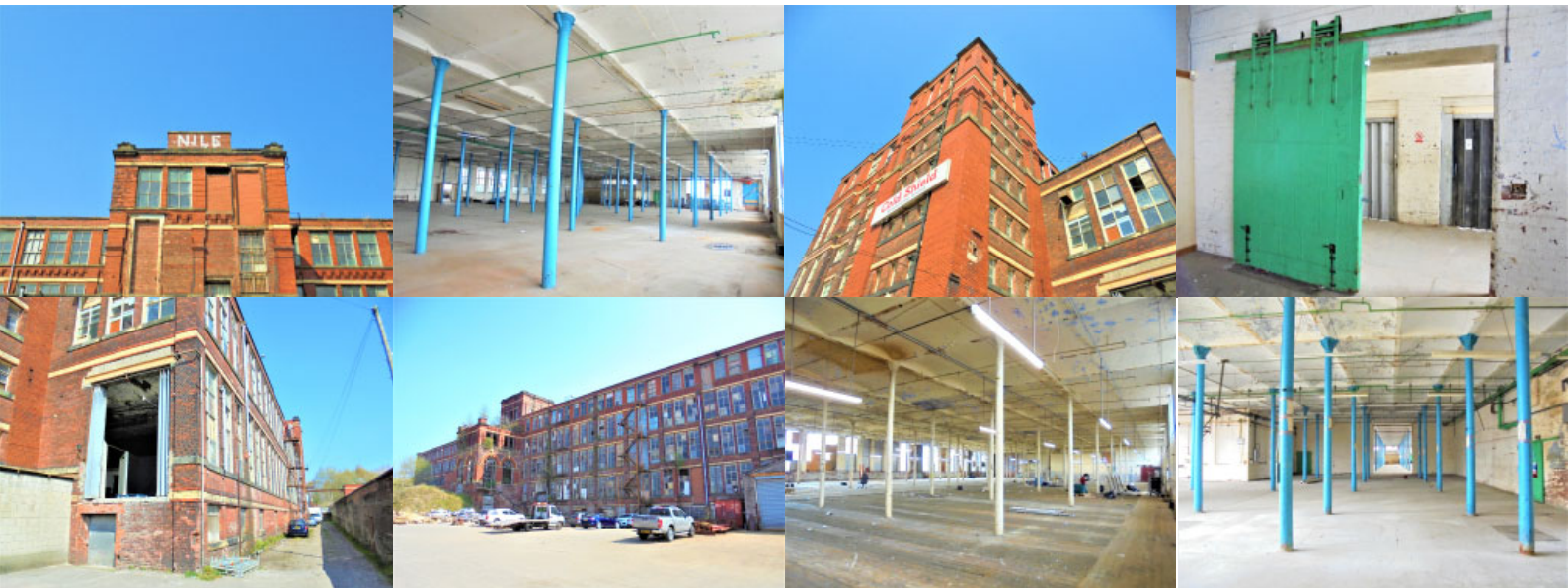


- ****Newly acquired mill premises****
- Due for significant refurbishment works
- New sprinkler & Alarm systems throughout
- Ground floor unit with vehicular access
- Ground, second floor and third floor units
- Large on site car park plus street parking
- 2nd & 3rd Floor will split to provide small units

Location

Nile Mill A is located on Fields New Road with the main entrance accessed from Cotswold Avenue and is located a short drive from Broadway and 1 mile from J21 M60 motorway.

- Oldham: 2.5 miles.
- Manchester: 7 miles.
- Stockport: 12 miles.
- J21 M60: 1 mile.



Description/Accommodation

Nile Mill is a former cotton spinning mill built in 1898 for the Nile Spinning & Doubling Co Ltd. The property is of cast iron and steel framed construction with brick arched ceilings with red & yellow brick walls under a flat concrete roof.

Ground floor: 40,000 Sq.ft. - The floor benefits from three access points for vehicular loading off Fields New Road plus rear and side fork lift loading.

Second floor: 26,455 Sq.ft overall including:

Main floor: 18,300 Sq.ft - 175'3" x 104'2" overall plus rear stores 1,755 Sq.ft plus rear store 6,400 Sq.ft.

Third floor: 26,000 Sq.ft overall including:

Main floor: 18,300 Sq.ft - 175'3" x 104'2" overall plus rear stores 1,740 Sq.ft plus rear store 5,960 Sq.ft.

Rateable Value

Rateable value: VARIOUS.

Small Business Rates Multiplier 2019/20: 50.4p.

Interested parties are advised to make their own enquiries with Oldham Council - 0161 770 6677.

Terms

Units available on an effective full repairing & insuring Lease by way of a Tenant payable service charge.

Rent

Rents from £1.50 per annum exclusive subject to size. 2nd & 3rd Floor may split - Rent to be agreed.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Service Charge

A service charge of 10% of the annual rent is payable in full by the prospective Tenant. Details from MBRE.

EPC Rating



Term Length

Units are available on flexible terms with Lease length to be agreed.

Utilities

The units will benefit from separate electric meters. There is no gas heating in the building.

Building Insurance

The Landlord will insure the building. Tenants will contribute to the annual premium. Details from MBRE.

Legal Costs

The Landlord will issue a Lease in house with no applicable contribution to legal costs.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. NOVEMBER 2019.