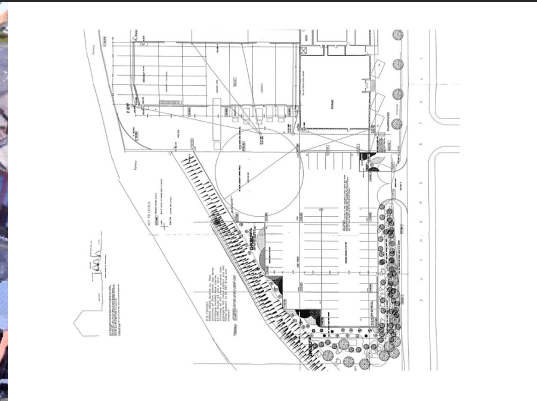


# MBRE

# WAREHOUSE/OFFICE TO LET

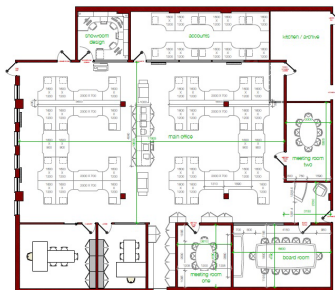


**Units 1, 2 & 3**  
Suthers Street  
Werneth  
Oldham, OL9 7TE

**Unit 1: 11,810 Sq.ft**

**Unit 2: 4,432 Sq.ft**

**Unit 3: 4,125 Sq.ft**



- 8,585 Sq.ft Warehouse with 3,225 Sq.ft Mezz
- 4,432 Sq.ft Ground floor unit/kitchen/canteen
- 4,125 Sq.ft First floor open plan/private office
- External loading and parking for 30 - 50 cars
- Warehouse bay ridge height: 29"/Eaves: 26"
- Total of six loading doors for Artic/vans
- Available separately or combined
- Full site articulated lorry accessibility



## Location

The property is located fronting Suthers Street, Oldham a short drive from the A62 Manchester Street, Oldham Way and Junction 22 of the M60 Motorway.

- Stockport:
- Manchester:
- Oldham:
- M60:



## Description/Accommodation

Unit 1 Suthers Street single storey industrial warehouse 11,810 Sq.ft overall comprising:-

Warehouse: 8,585 Sq.ft - 57'9" x 148'7", Mezzanine: 3,225 Sq.ft - 52'10" x 61'0" including goods lift.

Providing 5 no. loading doors: 9'0" width x 10'8" height plus large door: 13'1" width x 14'9" height.

Goods lift to Mezz: 1,000 Kgs limit, door: 6'6" width x 6'6" height. GF-Ridge: 29', Eaves: 26'8", under mezz: 13'.

Unit 2 ground floor warehouse/: 4,432 Sq.ft overall comprising:-

Ground floor warehouse: 4,125 Sq.ft - 59'11" x 68'10", Canteen: 178 Sq.ft - 20'8" x 8'7", Kitchen: 129 Sq.ft - 15'2" x 8'5"

Internal electric roller shutter: 8'3" wide x 9'6" high.

Unit 3 first floor office: 4,125 Sq.ft overall comprising:-

Reception lobby: 88 Sq.ft - 9'0" x 9'10", Board room 1: 320 Sq.ft - 22'5" x 14'3", Main office: 2,463 Sq.ft - 69'0" x 35'8",

Private office 1: 145 Sq.ft - 10'2" x 14'3", Archive: 92 Sq.ft - 6'5" x 14'2", Private office 2: 157 Sq.ft - 11'0" x 14'3",

Board room 2: 245 Sq.ft - 17'3" x 14'3", Server room: 140 Sq.ft - 10'9" x 13'0", Private office 3: 123 Sq.ft - 10'9" x 11'5",

Private office 4: 332 Sq.ft - 10'9" x 30'11", kitchen: 20 Sq.ft.

## Rateable Value

Rateable value: £TBC - Whole site RV to be split.  
Small Business Rates Multiplier 2023/24: 49.9p.

Interested parties are advised to make their own enquiries with OMBC - 0161 770 6611.

## Terms

The property is available on a new effective full repairing & insuring Sub-Lease for a minimum 5 year term.

## Rent/VAT

Unit 1 Suthers Street: £70,000 per annum exclusive.

Unit 2 ground floor: £22,500 per annum exclusive.

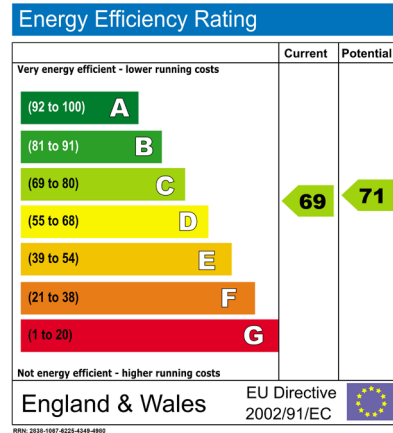
Unit 3 first floor: £19,000 per annum exclusive.

We understand that VAT is payable at the property.

## Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

## EPC Rating



## Utilities

Mains services are available including electricity, water and drainage. Electricity to be sub-metered by Landlord.

## Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

## Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

### 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. JUNE 2023.