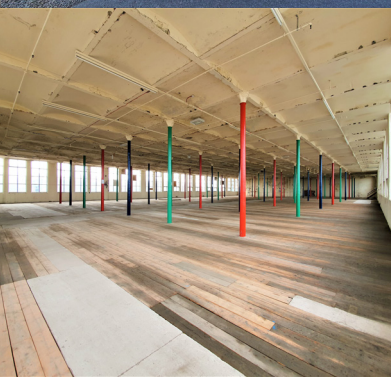




Nile Mill B

Fields New Road
Chadderton
Oldham, OL9 8NT

**1,000 Sq.ft
Up to
87,600 Sq.ft**



- Distribution warehouse with parking/loading
- Whole mill 87,600 Sq.ft - will let separately
- Rear loading bays inc. ramped loading access
- Rent/Service Charge/Insurance payable
- Ground floor: 27,500 Sq.ft/FF: 20,550 Sq.ft
- SF: 20,550 Sq.ft/TF: 19,000 Sq.ft
- Units available from 1,000 Sq.ft
- Arctic lorry loading with turning facilities

Location

Nile Mill B is located off Fields New Road 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: 27,500 Sq.ft. - The floor benefits from four rear access points for arctic lorry vehicular loading plus fork lift loading and includes on site offices and internal goods lifts access to upper floors along with internal stairwell.

First floor: 20,550 Sq.ft - Open plan warehouse storage with private offices and internal goods lifts access to upper floors along with internal stairwell and access to toilet facilities. UNITS AVAILABLE FROM 1,000 SQ.FT.

Second floor: 20,550 Sq.ft - Open plan warehouse storage with private offices and internal goods lifts access to upper floors along with internal stairwell and access to toilet facilities. UNITS AVAILABLE FROM 1,000 SQ.FT.

Third floor: 19,000 Sq.ft - Open plan warehouse storage with private offices and internal goods lifts access to upper floors along with internal stairwell and access to toilet facilities. UNITS AVAILABLE FROM 1,000 SQ.FT.

Rateable Value

Rateable value: GF-3RD Floors - £64,000.
Small Business Rates Multiplier 2023/24: 49.9p.

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

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent/VAT

Ground floor whole: £3/Sq.ft.
Ground floor smaller units: £TBA.

First floor: 1,000 Sq.ft - £6/Sq.ft.
First floor: 2,000 Sq.ft - £5.50/Sq.ft.
First floor: 3,000 Sq.ft - £5.00/Sq.ft.

Second & Third floors: 1,000 Sq.ft - £5/Sq.ft.
Second & Third floors: 2,000 Sq.ft - £4.50/Sq.ft.
Second & Third floors: 3,000 Sq.ft - £4/Sq.ft.

EPC Rating



Service Charge

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

Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

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

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. JANUARY 2024.