

Oldham Business Centre

2nd & 3rd Floor,
Hobson Street, Oldham,
Lancashire, OL1 1BB

- High Quality Modern Offices
- Second Floor – 428.74 sq m (4,615 sq ft)
- Third Floor - 296.25 sq m (3,189 sq ft)
- Town Centre Location
- Close to Two Metrolink Stops
- On Site Car Parking
- Air Conditioning





Location

Oldham Business Centre, located on Hobson Street in the centre of Oldham's commercial district, is situated just off Union Street, and within a 2 minute walk of both King Street and Oldham Central Metrolink stops, which have a 12 minute service frequency. Oldham town centre has benefitted from a substantial regeneration scheme, anchored by the award winning conversion of the Grade II listed former town hall in to an Odeon multiplex cinema. Further regeneration is planned, with a master plan in place for the western side of Oldham town centre. The A62 Manchester Street provides access to junction 22 of the M60, approximately 2.5 miles to the south west, and junction 20 of the M62 is 4.5 miles to the north.

Description

Oldham Business Centre provides accommodation for independent businesses, as well as Oldham University campus, each in opposite wings and served by their own security/reception. The specification of the offices is high, with carpet tiles, suspended ceilings and Cat II lighting, fixed floor boxes within the sub floor and/or perimeter trunking, comfort cooling and heating, double glazed windows, and window blinds. The second and third floor suites, which are served by 2 passenger lifts, have shared facilities, and the building as a whole has a manned reception area and a canteen/cafeteria. Limited permit parking is available on site, and the area is well served by public car parks.



Accommodation

From measurements taken on site, we understand that the accommodation extends to the following approximate net internal floor areas;

Second Floor 428.75 sq m (4,615 sq ft)

Third Floor 296.25 sq m (3,189 sq ft)

Rent

£10.00 per sq ft, per annum, exclusive

Services

We understand that all mains services are available to the property. Prospective tenants should make their own enquiries to satisfy themselves.

Terms

The offices are available for a term to be agreed on an effective full repairing and insuring basis. The Tenant will reimburse the Landlord for the cost of annual buildings insurance.

Service Charge

A service charge will be levied for the cost of maintenance, repair and running of the property.

Legal Costs

The Tenant is to be responsible for the Landlords reasonable legal costs incurred in the preparation of the Lease documentation in this matter and an undertaking will be required.



Business Rates

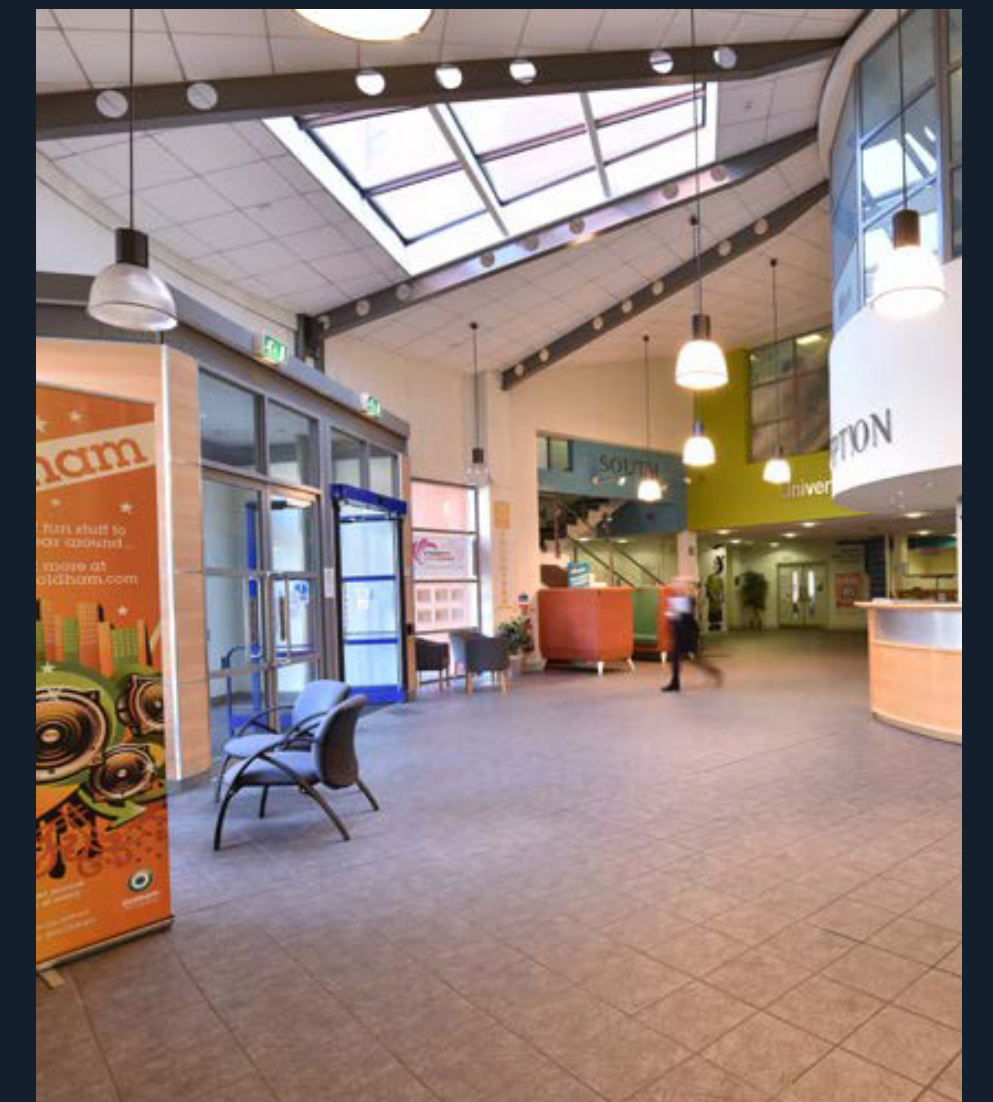
Prospective tenants are advised to check the rates payable with the Local Authority.

Local Authority

Oldham MBC Civic Centre West Street Oldham OL1 1UT. (T) 0161 770 3000 (W) www.oldham.gov.uk

VAT

We are informed that VAT is payable in addition to the rent quoted.





Viewing

Please contact either of the following agents to arrange a viewing of the propriety:

Richard Dinsdale

Edwards & Co

Edwards & Co

07801 294 770

richard@edwardsandco.com

Glenn Drake-Owen

**Breakey
& Nuttall**

Breakey & Nuttall

0161 660 3101

glenn@breakeynuttall.co.uk

NOTE: The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective Tenant obtains professional advice from a qualified surveyor or solicitor before agreeing and signing a business tenancy agreement. The Code is available at www.rics.org. These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixture and fittings referred to in these particulars and no warranty is given as to their condition or operation. Prospective purchasers/tenants must check and confirm rates payable with the Local Authority, the Postcode with Royal Mail and should also ensure that telecoms and mains service provision is sufficient for their purpose. Circumstances may change beyond our control after the publication of these particulars.

Subject to Lease/Contract VB/GDO/A569 April 22