

FOR SALE / TO LET

RAVENMILL

DISTRIBUTION HUB

 MAJOR DISTRIBUTION/
WAREHOUSE HUB

 226,194 SQ FT (21,013.7 SQ M)
ON 4.15 ACRE (1.68 HA) SITE

 J21 M60
MOTORWAY

RAVEN AVENUE,
CHADDERTON,
OLDHAM, OL9 8PW

RAVENMILL

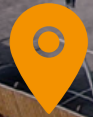
DISTRIBUTION HUB



MAJOR DISTRIBUTION/
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226,194 SQ FT (21,013.7 SQ M)
ON 4.15 ACRE (1.68 HA) SITE



J21 M60
MOTORWAY





MANCHESTER CITY CENTRE

J22

Reach
Printing
Services

Morrisons
Since 1899

A663

M60

J21

B6191

COSTCO
CO.UK

cascade

B6189

litecraft



B6189 WHITEGATE LANE

FIELDS NEW ROAD

A663 BROADWAY

FISHER Logistics Ltd

B6189 RAVEN AVENUE

NEEDHAMS SERVICES

Q.E.D.
Business
Services

RAVENMILL
DISTRIBUTION HUB

dransfields
ENGINEERING SERVICES LTD

COTSWOLD AVENUE

TO A627(M)
& OLDHAM TOWN CENTRE

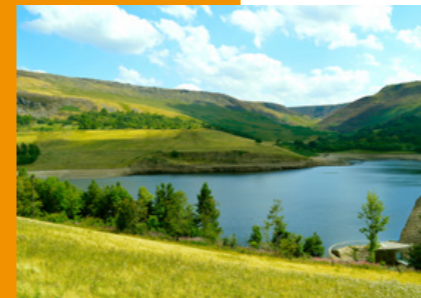
RAVEN MILL IS SITUATED ADJOINING J21 OF THE M60 MOTORWAY, ACCESSED VIA THE A663 BROADWAY, PROVIDING ACCESS TO OLDHAM TOWN CENTRE, MANCHESTER AND THE REGION'S WIDER MOTORWAY NETWORK.

LOCATION



Raven Mill is situated adjoining J21 of the M60 motorway, accessed via the A663 Broadway, providing access to Oldham town centre, Manchester and the region's wider motorway network.

Raven Mill is only a 10 minute drive to Oldham town centre, and also only 5 miles into Manchester City Centre via Broadway (A663) and Oldham Rd (A62). The M62 motorway is only 5 miles away via the M60, and runs East towards Leeds, and West towards Liverpool.



RAVEN MILL IS SITUATED ADJOINING J21 OF THE M60 MOTORWAY, ACCESSED VIA THE A663 BROADWAY, PROVIDING ACCESS TO OLDHAM TOWN CENTRE, MANCHESTER AND THE REGION'S WIDER MOTORWAY NETWORK.



4 MINS TO
J21 M60



6 MINS TO
J20 M60



18 MINS TO
MANCHESTER



19 MINS TO
MANCHESTER
AIRPORT



36 MILES TO
LEEDS



41 MILES TO
PORT OF
LIVERPOOL



DESTINATION	MILES	TIME
J21 M60	1	4 MINS
J20 M62	4	6 MINS
MANCHESTER	6.3	18 MINS
MANCHESTER AIRPORT	17.4	19 MINS
LEEDS	36.3	42 MINS
LIVERPOOL	41.3	50 MINS



DESCRIPTION

THE PROPERTY COMPRISES A SUBSTANTIAL FORMER TEXTILE MILL OF TRADITIONAL BRICK CONSTRUCTION ARRANGED OVER FIVE-STOREYS WITH ANCILLARY BUILDINGS AND PARKING PROVISION.

GROUND FLOOR PROVIDES

- Reception
- Commercial kitchen
- Open plan warehousing
- 14 dock level loading doors fronting onto the yard to the south

THE UPPER FLOORS PROVIDE

- Open plan warehousing
- The ceiling height and floor plate sizes varies on a floor-by-floor basis.

EXTERNALLY

- Car park provision
- Gate house to the north
- HGV parking & Ancillary outbuildings to the south.



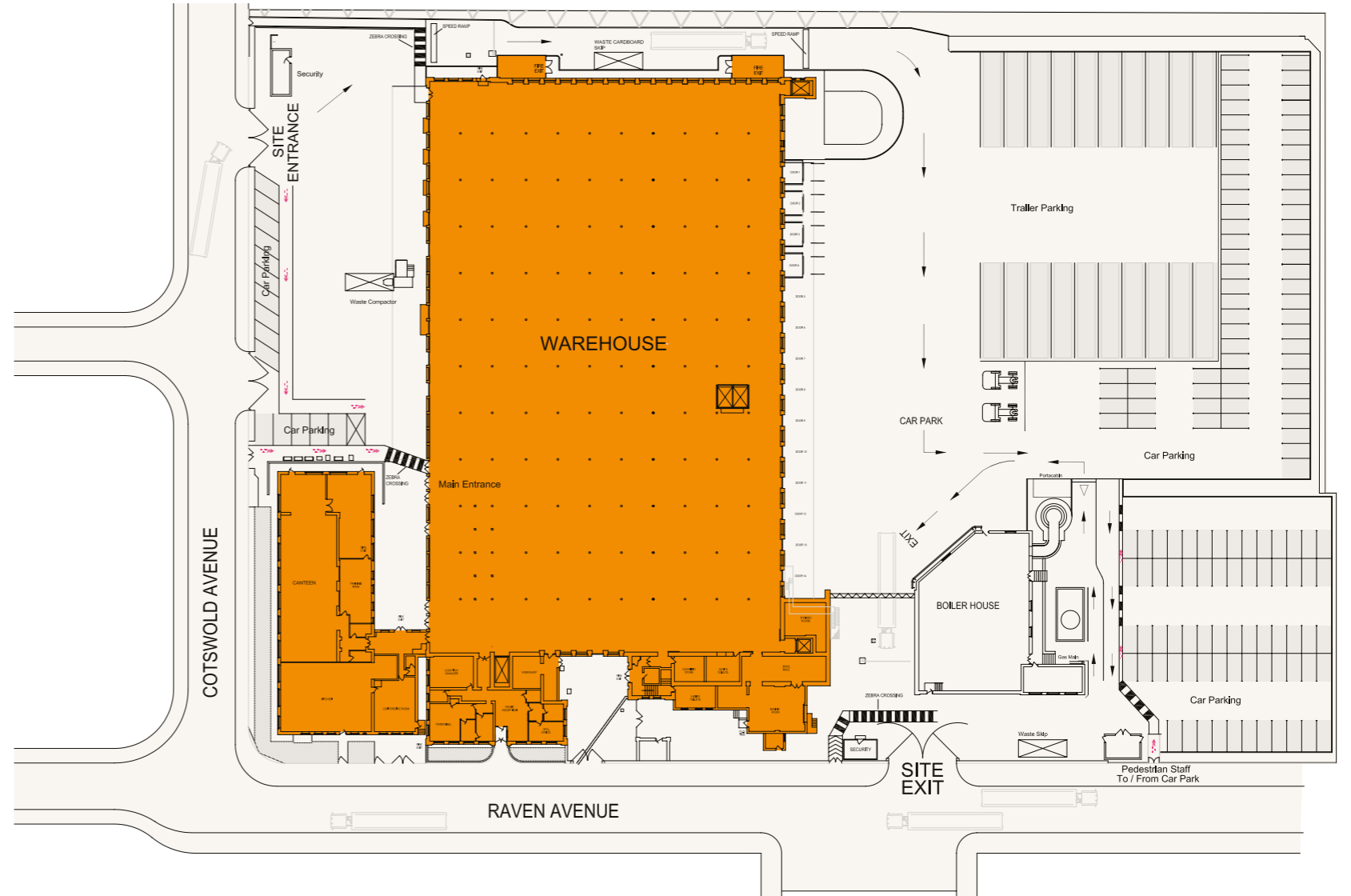
4.15 ACRE (1.68 HA)
SITE AREA



**ARRANGED OVER
FIVE STOREYS**

FLOOR PLANS

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	5,536.3	59,593
FIRST FLOOR	4,353.9	46,866
SECOND FLOOR	3,539.6	38,101
THIRD FLOOR	3,539.6	38,101
FOURTH FLOOR	3,555.9	38,276
GATEHOUSE	23.8	256
CANOPY	464.6	5,001
TOTAL	21,013.7	226,194



[CLICK TO VIEW THE FLOOR PLANS](#)

[THE SITE](#)

[GROUND](#)

[FIRST](#)

[SECOND](#)

[THIRD](#)

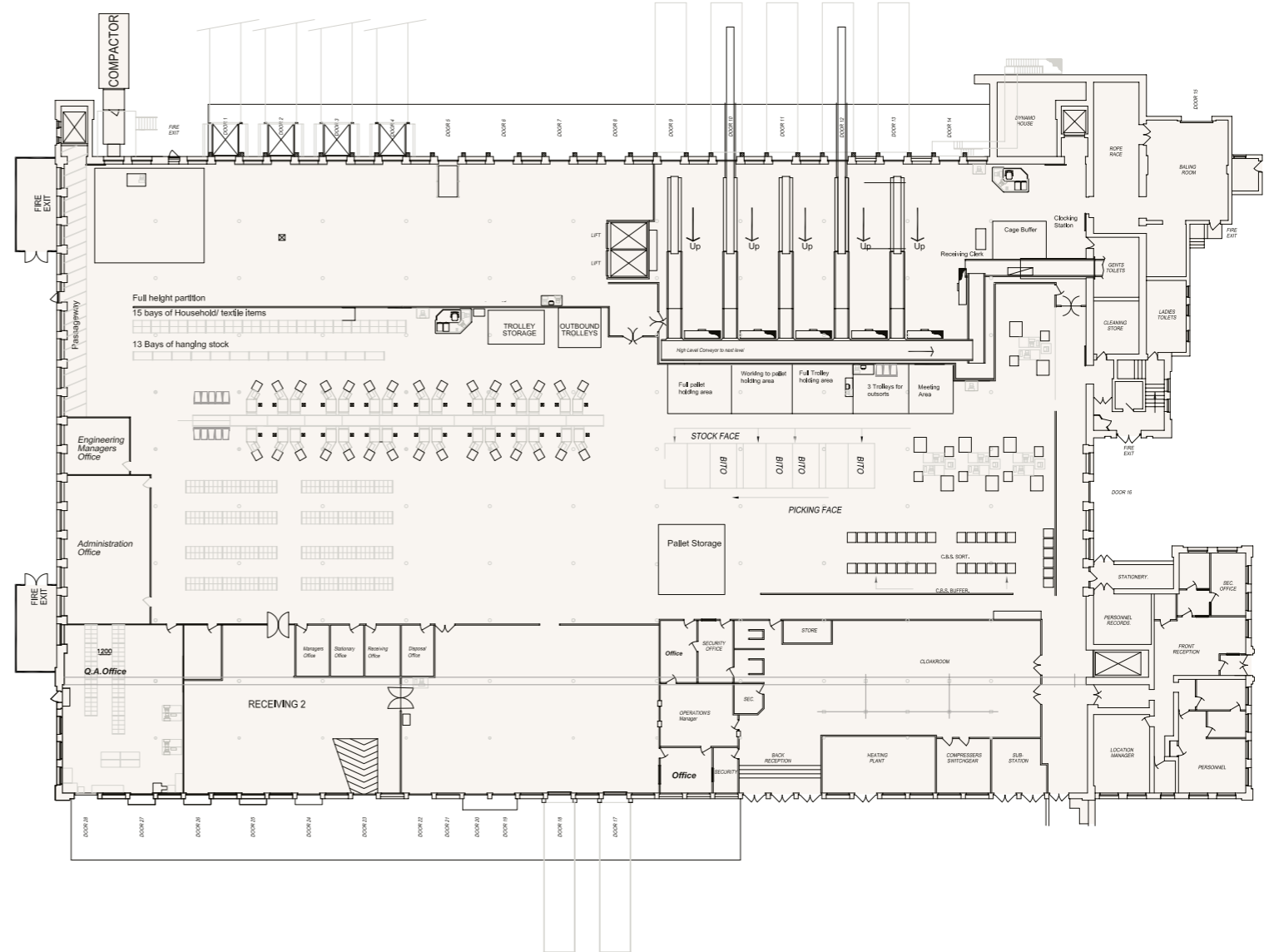
[FOURTH](#)

FLOOR PLANS

GROUND FLOOR

59,593 SQ FT

(5,536.3 SQ M)



[CLICK TO VIEW THE FLOOR PLANS](#)

[THE SITE](#)

[GROUND](#)

[FIRST](#)

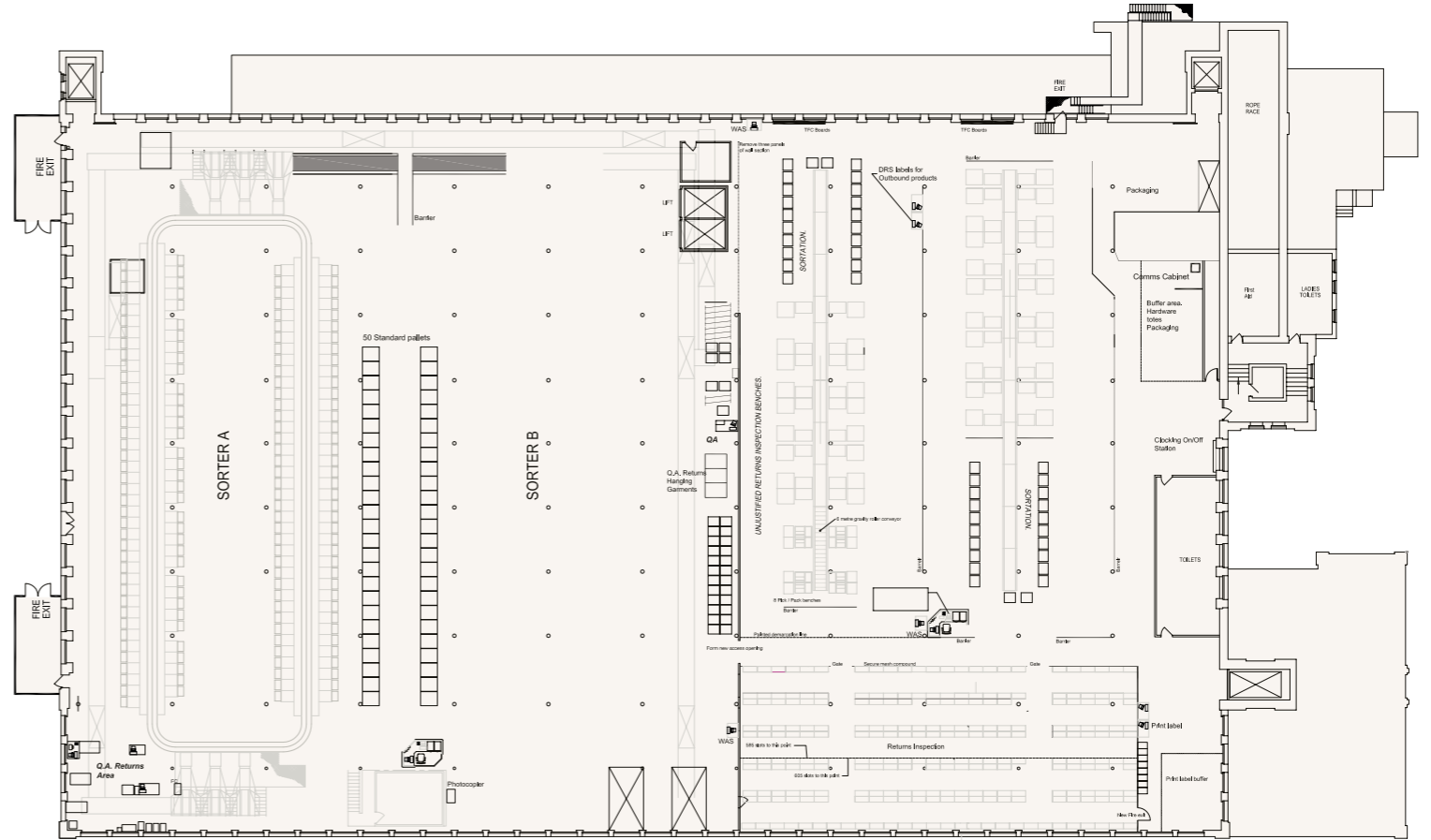
[SECOND](#)

[THIRD](#)

[FOURTH](#)

FLOOR PLANS

FIRST FLOOR
46,866 SQ FT
(4,353.9 SQ M)



[CLICK TO VIEW THE FLOOR PLANS](#)

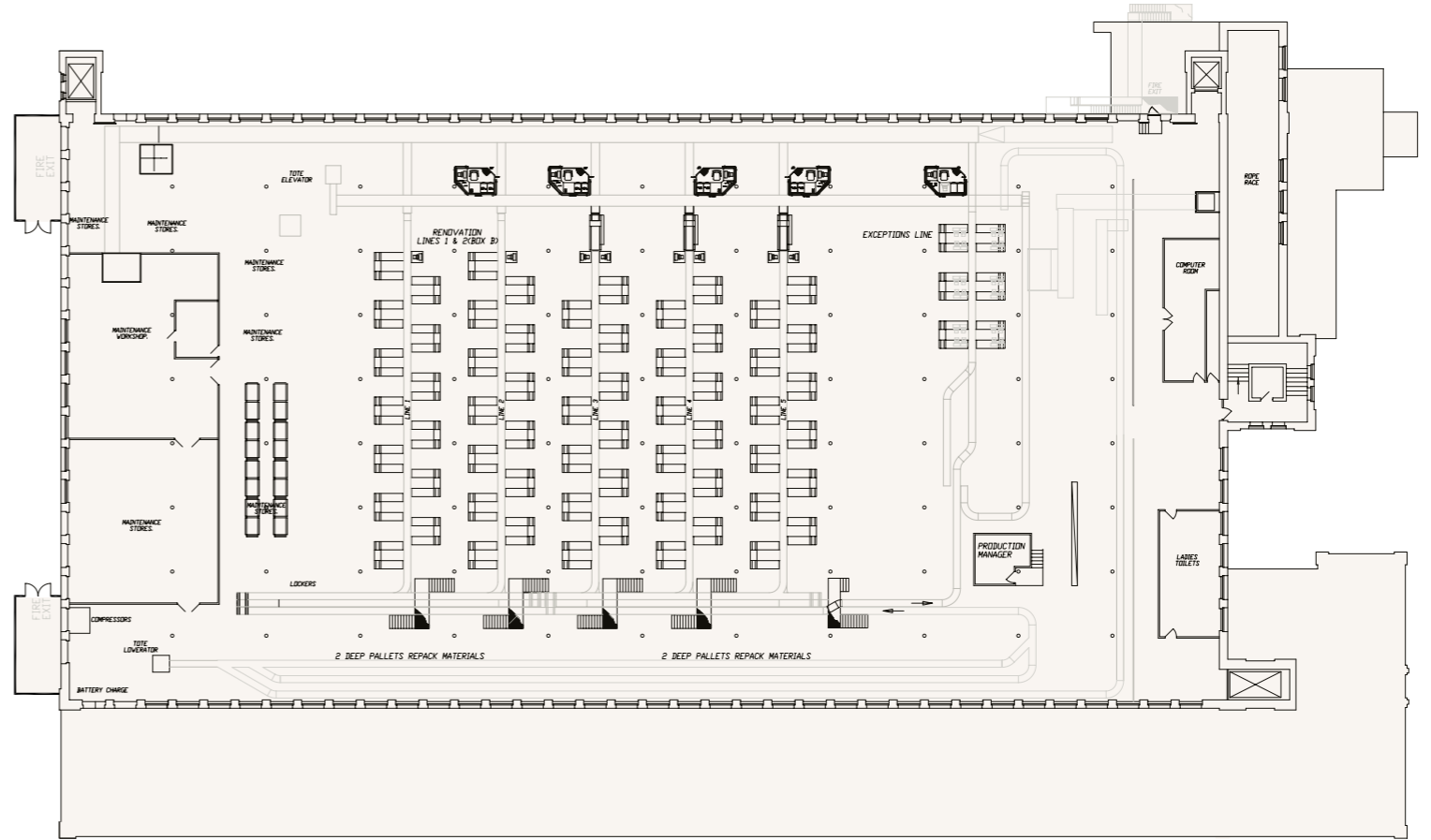
- [THE SITE](#)
- [GROUND](#)
- [FIRST](#)**
- [SECOND](#)
- [THIRD](#)
- [FOURTH](#)

FLOOR PLANS

SECOND FLOOR

38,101 SQ FT

(3,539.6 SQ M)



[CLICK TO VIEW THE FLOOR PLANS](#)

[THE SITE](#)

[GROUND](#)

[FIRST](#)

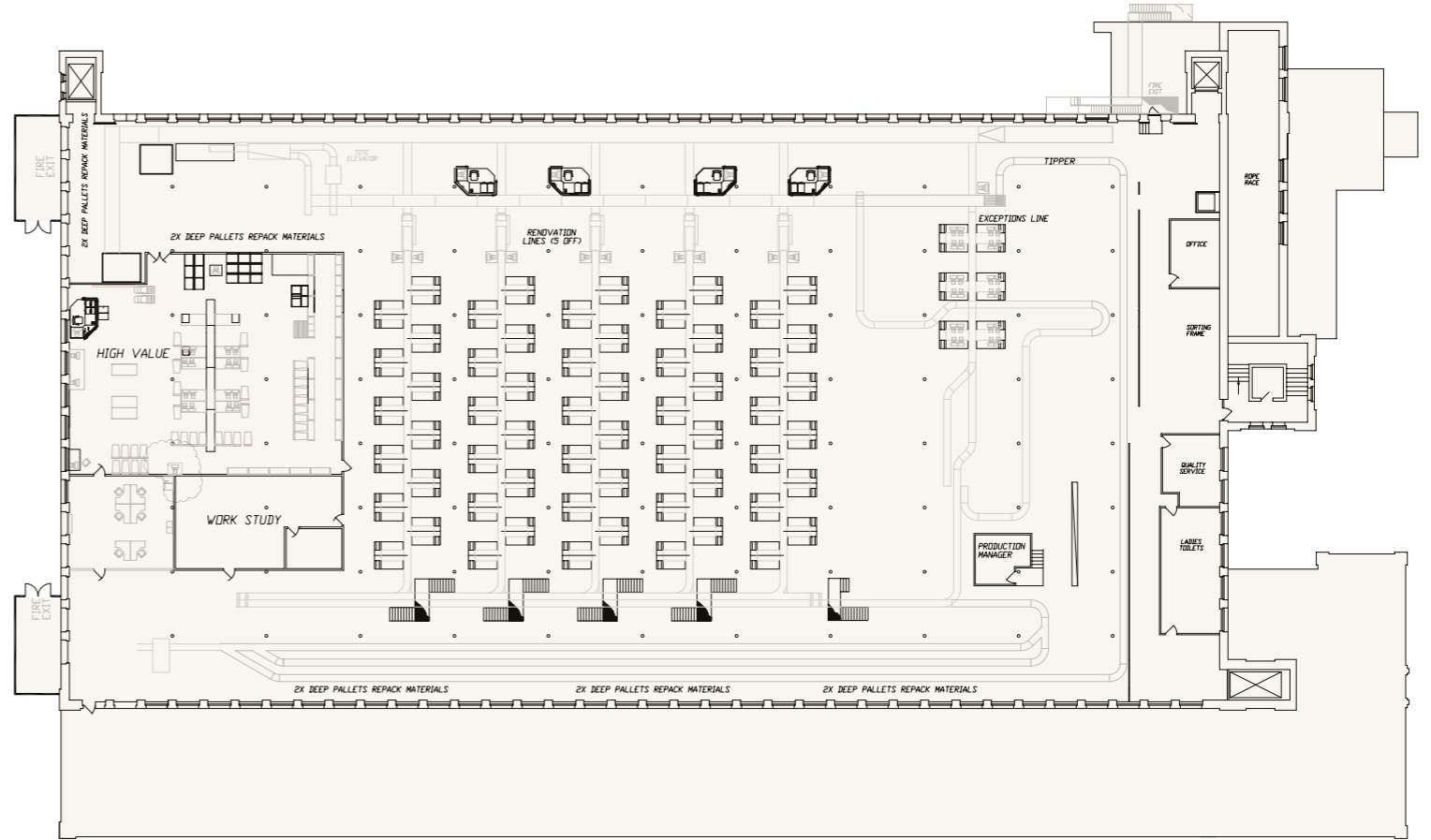
[SECOND](#)

[THIRD](#)

[FOURTH](#)

FLOOR PLANS

THIRD FLOOR
38,101 SQ FT
(3,539.6 SQ M)



[CLICK TO VIEW THE FLOOR PLANS](#)

[THE SITE](#)

[GROUND](#)

[FIRST](#)

[SECOND](#)

[THIRD](#)

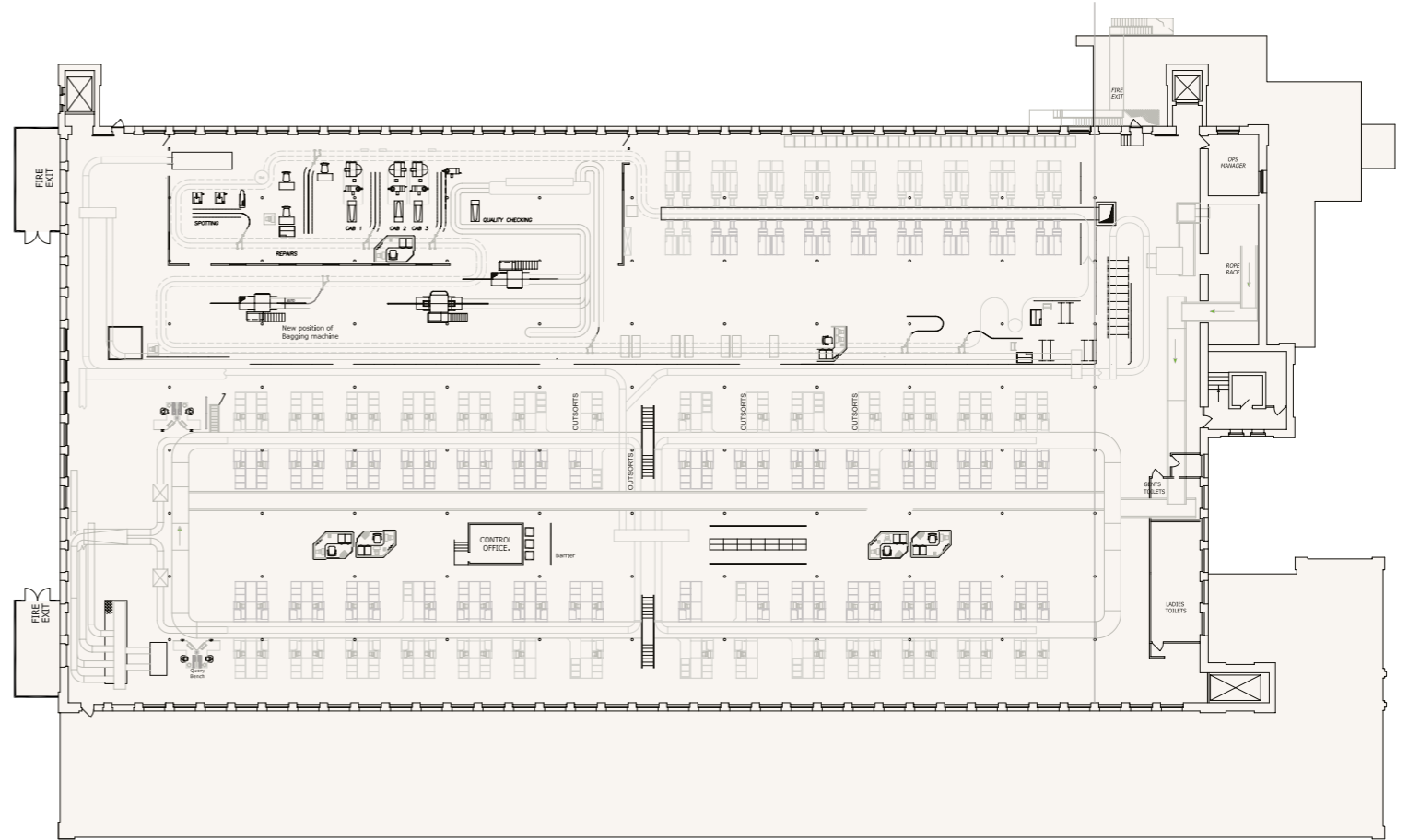
[FOURTH](#)

FLOOR PLANS

FOURTH FLOOR

38,276 SQ FT

(3,555.9 SQ M)



[CLICK TO VIEW THE FLOOR PLANS](#)

[THE SITE](#)

[GROUND](#)

[FIRST](#)

[SECOND](#)

[THIRD](#)

[FOURTH](#)



OPEN PLAN WAREHOUSING TO ALL FLOORS WITH 14 DOCK LEVEL LOADING DOORS FRONTING ONTO THE YARD TO THE SOUTH.



FURTHER INFO

TERMS

The unit is available on a sub-lease of our clients lease on terms to be agreed.

Alternatively a sale may be considered.

RENT

On application.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

An Energy Performance Certificate is available on request.

VIEWING

By appointment with the sole agents.

FURTHER INFORMATION

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