



PACIFIC PARK

LEONARD WAY, SALMON FIELDS, OLDHAM, NORTH MANCHESTER OL2 6FU

FOR SALE / TO LET

New warehouse / industrial units of
43,625 sq ft (4,052.85 sq m) and
80,000 sq ft (7,432.17 sq m)

On the instructions of

MARSHALL

WWW.MARSHALLCDP.COM

**AVISON
YOUNG**

0161 228 1001

dh

**DAVIES
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REAL ESTATE

0161 236 9999

www.daviesharrison.com

LOCATION

Pacific Park is strategically located approximately 1 mile to the north of Oldham Town Centre between Manchester and Leeds. The national motorway network is easily accessible within approximately 1½ miles of the A627M, which connects through to the M62 Motorway at Junction 20. Junction 21 of the M60 Orbital Motorway is approximately 3 miles to the south, and is approached via the A663, Broadway.

Salmon Fields is a well-established industrial location with various occupiers including Best Food Logistics and Polyflor Limited which operate from this location. Laurel Trading Estate is approximately 0.5 miles west which includes occupiers such as Screwfix and Topps Tiles.

The site is located on the western side of Higginshaw Lane and Salmon Fields Industrial Estate to the north. Access to the site is via the new access road, Leonard Way which can be accessed from Salmon Fields.

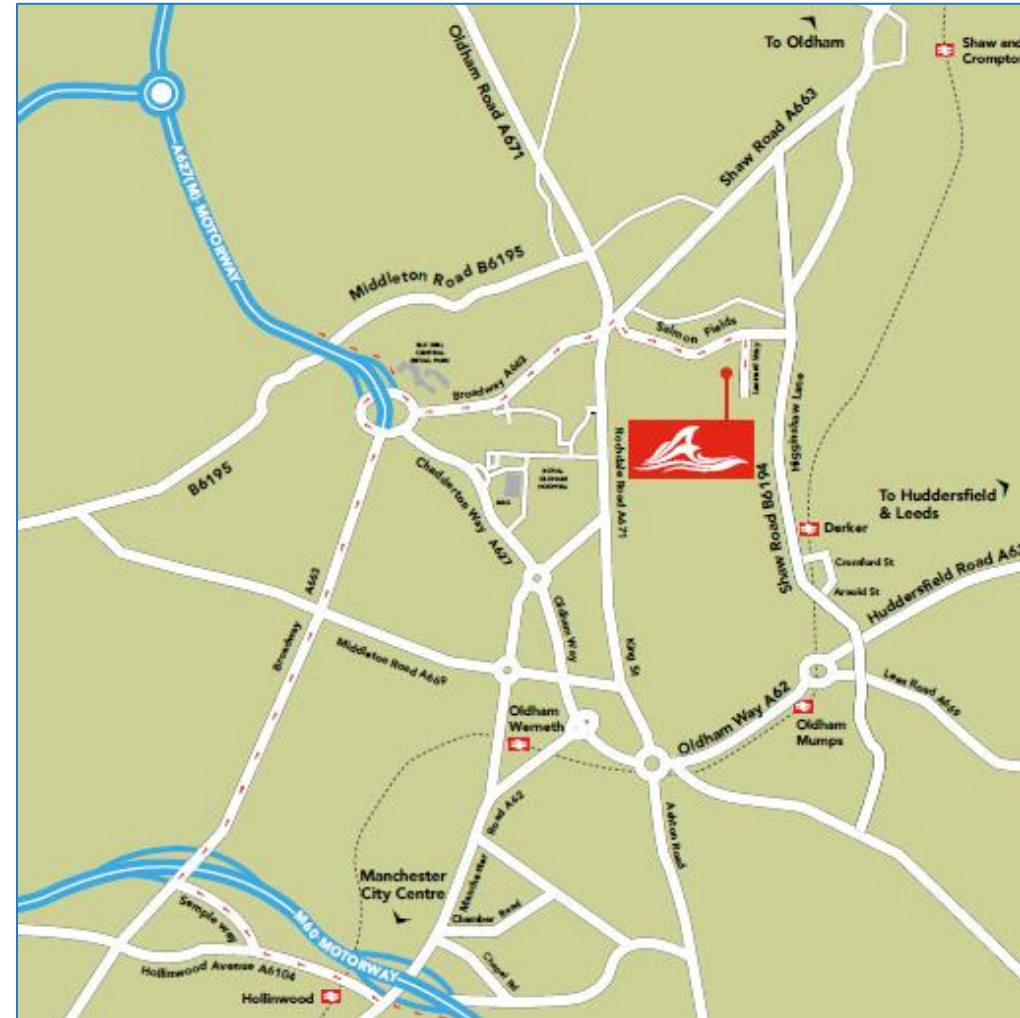
A627M 1.5 miles

J21 M60 Motorway 3 miles

J20 M62 Motorway 4 miles

Manchester City Centre 14 miles

Leeds City Centre 34.5 miles

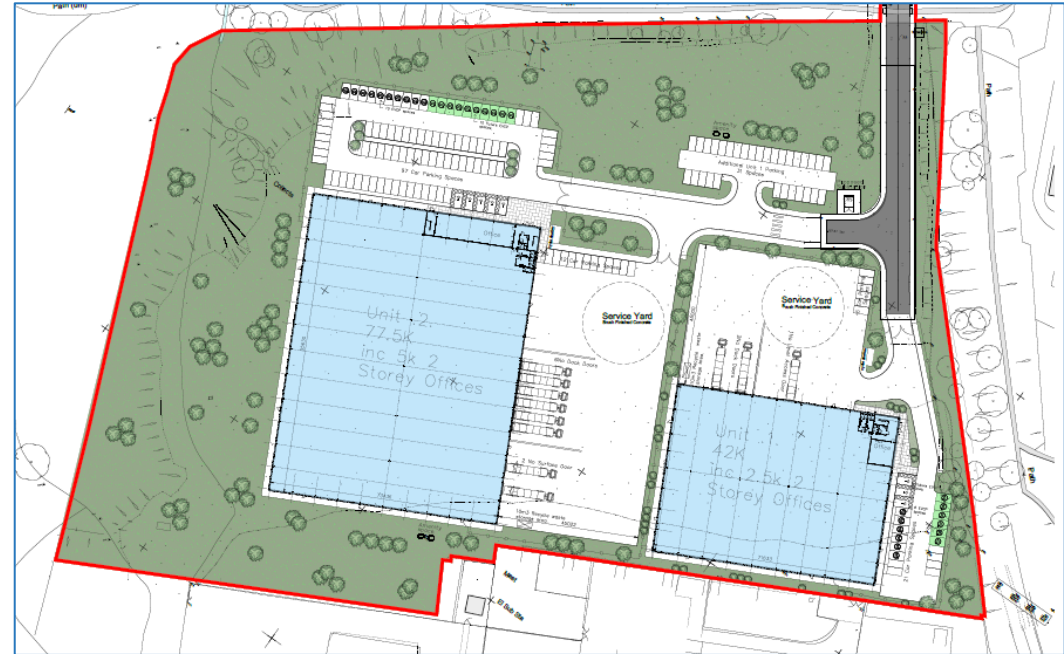


OL2 6FU

SPECIFICATION

Both units will provide the same general specification:

- Profiled steel cladding roof
- Profiled metal wall cladding
- Designated yard / parking areas
- 3 phase electricity
- DDA compliant
- BREEAM Very Good
- Electric vehicle charging points



Detailed specification of each unit is as follows:

Unit 1

	Sq ft	Sq m
Warehouse	40,375	3,750.93
Ground Floor Office	1,625	150.96
First Floor Office	1,326	150.96
Total	43,625	4,052.85

- 10m to underside of haunch
- 1 x level access door
- 2 x dock loading doors
- 48 car parking spaces

Unit 2

	Sq ft	Sq m
Warehouse	75,000	6,967.67
Ground Floor Office	2,500	232.25
First Floor Office	2,500	232.25
Total	80,000	7,432.17

- 12m to underside of haunch
- 6 x dock loading doors
- 2 x level access loading doors
- 109 car parking spaces including



RATEABLE VALUE

The units will be assessed for rating purposes once constructed.

We advise interested parties to make their own enquiries of Oldham Council's Rating Department.

SERVICES

All mains services will be available to the scheme.

Purchasers / occupiers are advised to contact the agents to discuss precise requirements.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates for the units will be commissioned following completion.

PLANNING

Planning has been submitted for Use Classes B2 (general industrial) and B8 (storage and distribution).

We advise interested parties to make their own enquiries of the Local Planning Authority to ensure their proposed use is acceptable.

TERMS

Available to rent or purchase. Terms available on application from the agents.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser / occupier.

VIEWINGS AND OTHER ENQUIRIES

For further information, or to arrange a viewing, please contact the Joint Agents:



James Goode – 07891 810260
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