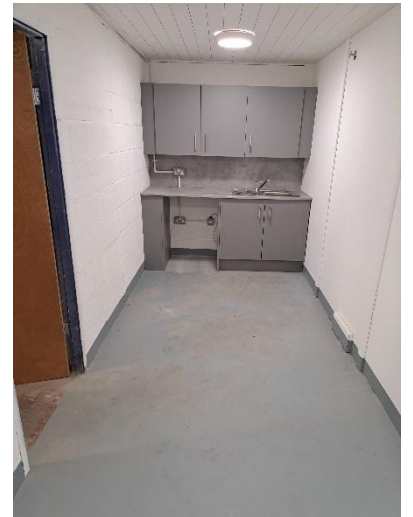
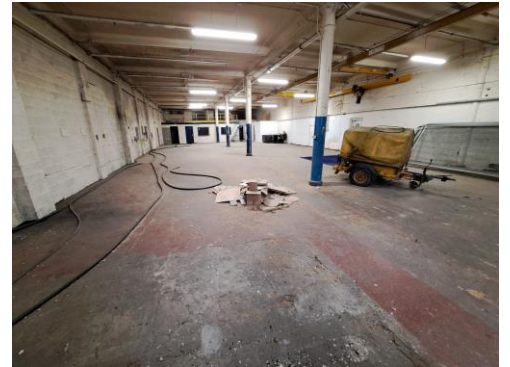
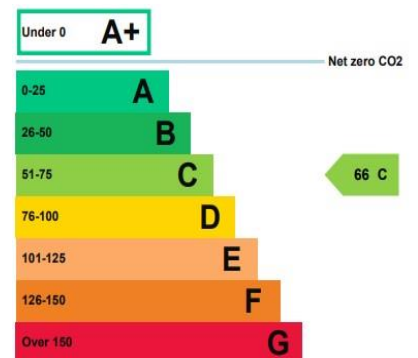


Unit 4, Belgrave No 4 Mill, Fitton Hill Road, Oldham, OL8 2JR



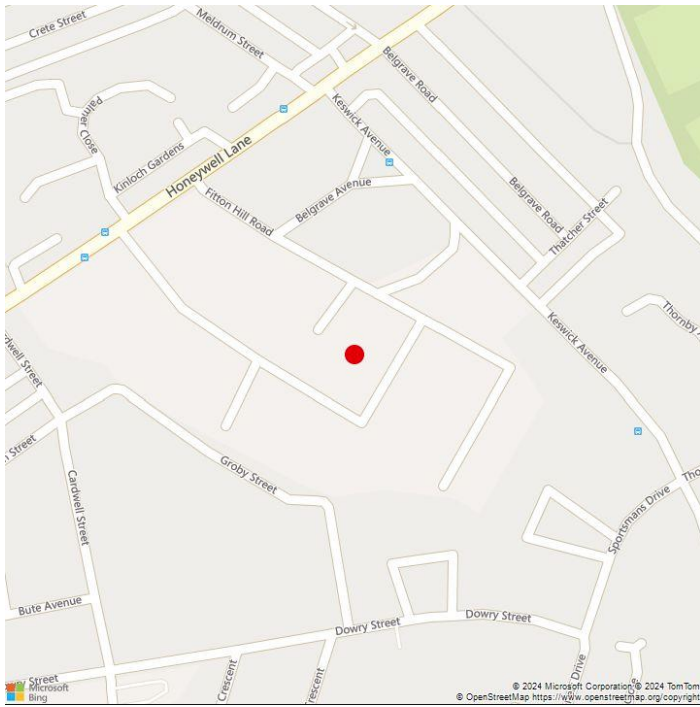
- Light Industrial Unit
- 457.95 sq m (4,930 sq ft)
- Established Industrial Location
- 3 Phase Electricity
- 4m Head Room
- Level Roller Shutter Loading Access
- No Vehicle/Tyre Repair Uses

TO LET: £24,500 per annum, exclusive



LOCATION

The property forms part of a larger mill complex known as "Belgrave No 4 Mill" which is accessed via Fitton Hill Road, off Honeywell Lane, in an established industrial location. It is just to the east of Ashton Road (A627) and around a mile to the south of Oldham town centre, and 2 miles to the northeast of junction 22 of the M60 Manchester Orbital motorway.



DESCRIPTION

Unit 4 is a ground floor unit extending to around 457.95 sq m (4,930 sq ft) or thereabouts incorporating stores, works office, recently refurbished kitchen/canteen and WC facilities. It has the benefit of 3 phase electricity, 4.24m headroom (approx), and level goods loading via electrically operated roller shutters door (wide 4.26m x height 4.17m). There is a line of stanchions centrally within the main works area.

FLOOR AREA

From measurements taken on site we understand that the approximate gross internal floor area is:

Unit 4 457.95 sq m (4,930 sq ft)

SERVICES

We understand that mains electricity (3 phase), water and drainage are available to the property. Services are not directly fed to the property and usage will be recorded by a sub meter or recharged on a fair proportion basis. Prospective Tenants should confirm that utilities available are sufficient for any specific requirements.

TERMS

The property is available for a minimum term of 3 years on an effective full repairing and insuring basis. The Tenant will reimburse the Landlord for the cost of the premium to provide annual buildings insurance cover.

RENT £24,500 per annum, exclusive

VAT

We are informed that VAT is payable in addition to the rent and other costs quoted, but this is subject to formal confirmation by solicitors.

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.

LANDLORD & TENANT ACT 1954

The Lease will be excluded from the security of tenure and compensation provisions of Section 24-28 of the Landlord & Tenant Act 1954 Part 2 (as amended).

BUSINESS RATES

Please refer to the Rating Department at Oldham MBC to confirm the rateable value and the rates payable.

Uniform Business Rates 2024/2025:£0.499/£0.546.

LOCAL AUTHORITY

Oldham MBC (t) 0161 770 8000 (w) www.oldham.gov.uk

VIEWING

Strictly by prior appointment with Breakey & Nuttall. Please refer to the notes section below.

TENANT DUE DILIGENCE

Breakey & Nuttall must comply with Money Laundering Regulations and verified ID will be required for any Tenant and Personal Guarantor where an offer, is accepted, in principle. In addition to this, various other checks to confirm financial standing will be completed including proof of property ownership. A minimum rent deposit equivalent to three month's rent will be required.

NOTE:

Breakey & Nuttall do not act as Managing Agents for the subject property. Tenants are obliged to comply with the Law under a Lease and should seek advice in respect of required Compliance Records. A useful website is www.hse.gov.uk.

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 <http://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 fixtures 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. Viewing is at own risk. Circumstances may change beyond our control after the publication of these particulars.

Subject to Lease/Contract JCN/A- 1572 May 24

7 | Salmon Fields Business Village | Royton | Oldham | OL2 6HT

T | 0161 660 3101 F | 0844 858 8214 E | info@breakeynuttall.co.uk W | www.breakeynuttall.co.uk

Regulated by RICS

Important Notice: Breakey & Nuttall for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employment of Breakey & Nuttall has any authority to make representations or give any warranties in relation to this property. (4) measurements and floor areas are given as a guide and should not be relied upon. (5) 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. (6) circumstances may change beyond our control after the publication of these particulars.