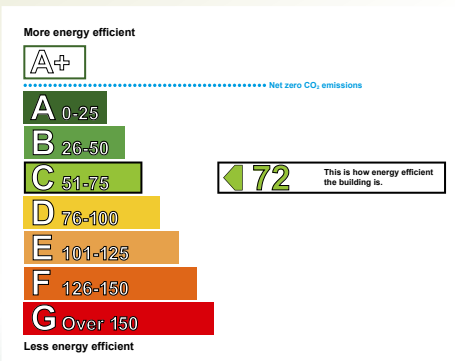


Breakey & Nuttall

CHARTERED SURVEYORS | PROPERTY ADVISORS

Industrial & Commercial Specialists



Unit E
Prince of Wales
Business Park
Vulcan Street
Oldham
OL1 4ER

Modern Detached
Warehouse/Workshop
Premises

644.98 sq m
(6,942 sq ft) GIA

Office & Facilities
Block

Parking/Loading to
Front

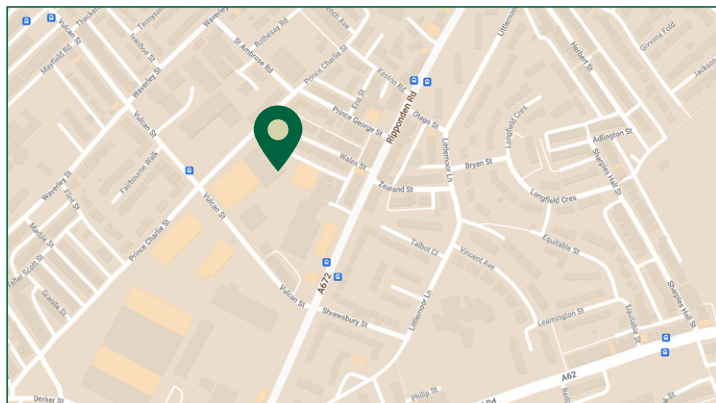
Good Access via Up &
Over Loading Door

Established Industrial
Park

TO LET:
£45,000 per annum,
exclusive

Location

Prince of Wales Business Park is a complex of modern industrial premises within a gated site located on Vulcan Street, accessed via Ripponden Road (A627), approximately 1.5 miles east of Oldham town centre. It is 3.5 miles from junction 22 of the M60 and 5.7 miles from junction 20 of the M62.



Description

A modern detached industrial unit, built circa 1995, of steel portal frame construction, with brick faced block work lower elevations, and insulated PVC coated metal sheeting to the upper elevations. It provides a modern light industrial/warehouse facility, with a two-storey office and facilities block, which includes offices, meeting room, staff facilities, mezzanine storage and server room. Eaves height is around 5.5 m and there is parking and a loading apron to the front.

Accommodation

From measurements taken on site, we understand that the approximate gross internal floor areas are:

AREAS	Sq m	Sq ft
Ground Floor	507.21	5,460
Mezzanine	137.77	1,482
TOTAL	644.98	6,942

Services

We understand that all mains services are available to the property, however, prospective Tenants should make their own enquiries to ensure that services meet any specific requirements.

Terms

The property is available for a term to be agreed on a full repairing and insuring basis. Tenants reimburse the Landlord for the cost of annual buildings insurance and also pay a contribution to an estate service charge to cover the costs of the wider estate security provisions along with maintenance of common areas/parts.

Rent

£45,000 per annum, exclusive.

VAT

VAT is payable in addition to the rent and other costs quoted.

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

The property has been assessed for rating purposes as follows:

Rateable Value: £23,500

Uniform Business Rates 2023/2024: £0.512

Prospective purchasers must check and confirm 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

Viewing

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

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 <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.

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.