

THE HUB @ LINNEY LANE

LINNEY LANE, SHAW, OLDHAM OL2 8HD

TO LET A NEW DEVELOPMENT OF COMMERCIAL UNITS



AVAILABLE FOR OCCUPATION SUMMER 2024

2,877 sq ft (267.29 sq m) to
15,016 sq ft (1,395.03 sq m)

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LOCATION

The units are strategically located off Linney Lane providing access onto the A663 (Milnrow Road) and sitting circa 2.5 miles to the north east of Oldham town centre.

J20 of the M62 is within an c.10 minute drive and J22 of the M60 is within a c.15 minute drive.



DRIVE TIMES



Location	Distance (Miles)	Time
Oldham	3.5	13
M60 J21	5.2	20
M62 J21	2.1	7
Manchester	10.6	40
Rochdale	4.1	14
Bury	15.1	32
Shaw & Crompton Metro Stop	0.6	4
Shaw Railway Station	0.5	3
Manchester Airport	22.1	44

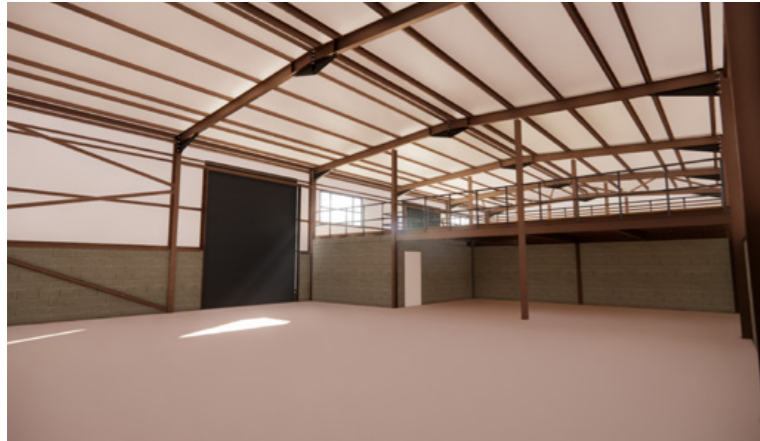
Distances shown are shortest drive distances. Source: Google maps



DESCRIPTION

The new development will provide 4 x units suitable for a wide range of business uses (STP).

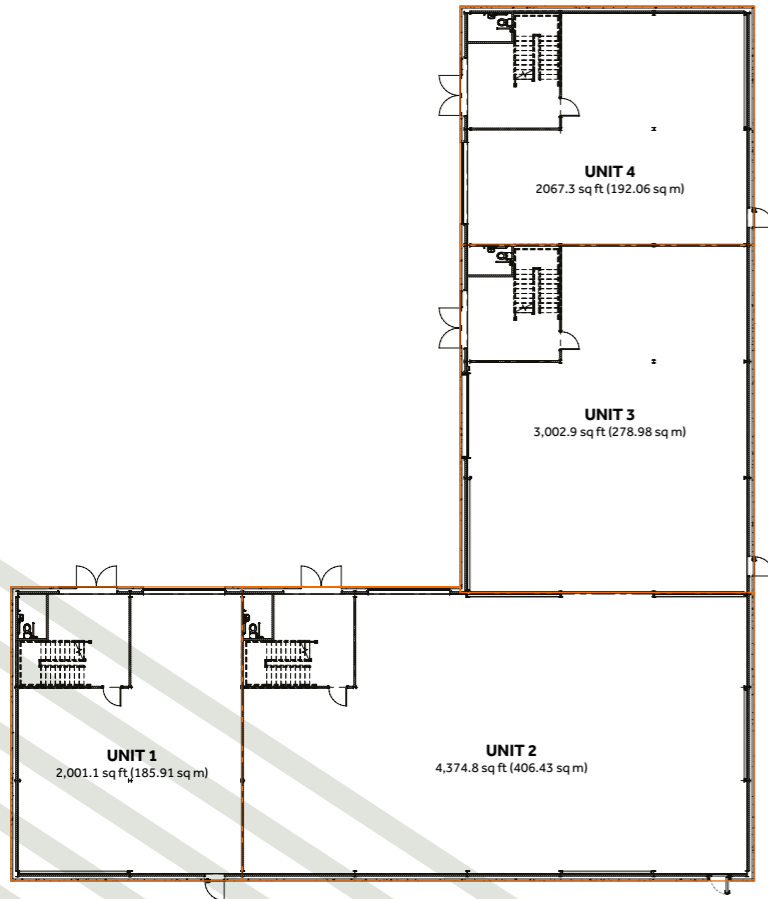
The units are being built to a high specification with unit featuring glazed personal/customer entrances as well as 4m x 5m level access roller shutter doors.



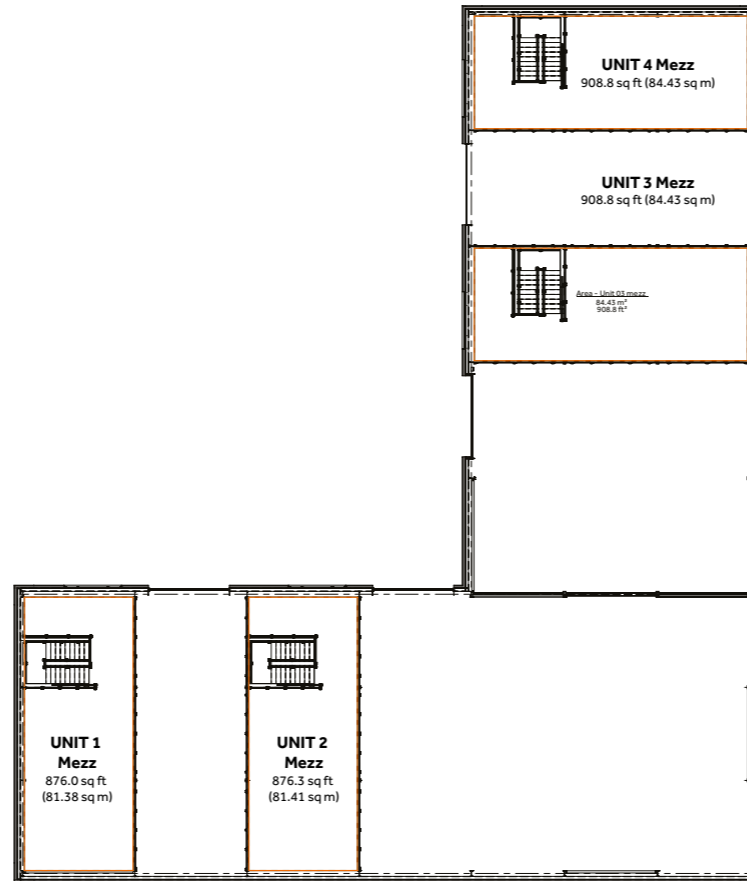
SCHEDULE OF ACCOMMODATION (GEA)

Unit	Ground Floor Warehouse (sq ft)	Ground Floor Warehouse (sq m)	Mezzanine (sq ft)	Mezzanine (sq m)	Total (sq ft)	Total (sq m)
1	2,001.10	185.91	876	81.38	2,877	267.29
2	4,374.80	406.43	876.30	81.41	5,251.10	487.84
3	3,002.90	278.98	908.80	84.43	3,911.70	363.41
4	2,067.30	192.06	908.80	84.43	2,976.10	276.49

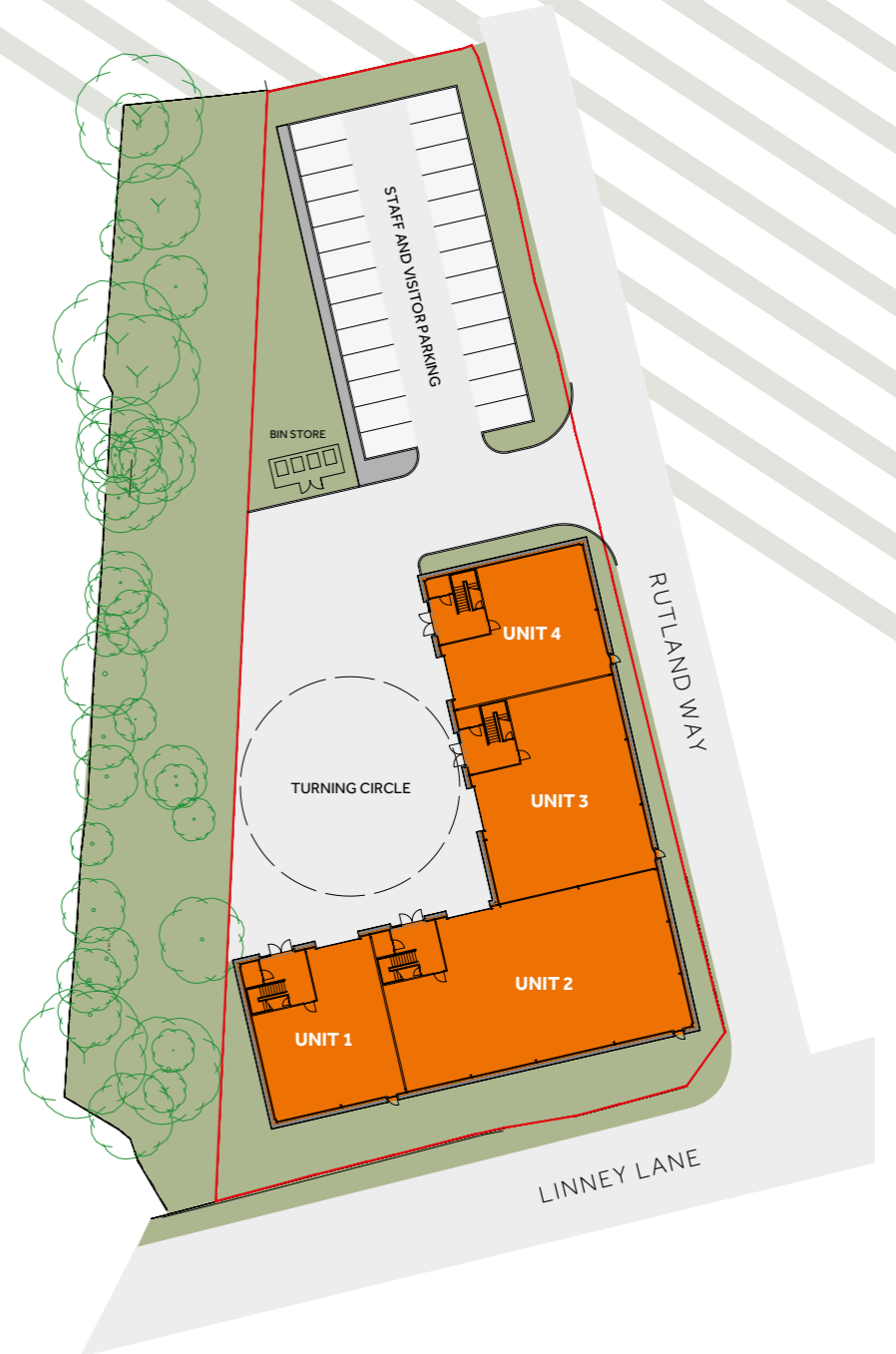
PLANS



GROUND FLOOR GROSS AREA PLAN



MEZZANINE FLOOR GROSS AREA PLAN



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USE

Class E (formally B1c) B2 and B8 (subject to planning) uses.

EPC

EPC reports will be made available upon request.

TERMS

Available on a freehold or leasehold basis.

RATES

We advise that you contact Oldham Borough Council for further information.

VAT

VAT will be payable on any transaction.

VIEWINGS / FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint agents.

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**FUTURE RESIDENTIAL DEVELOPMENT
WITH PLANNING**

**THE HUB
@ LINNEY LANE**

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April 2024. RB&Co 0161 833 0555. www.richardbarber.co.uk