

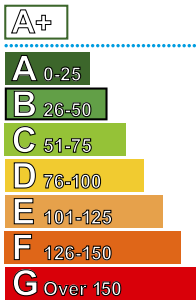
Breakey & Nuttall

CHARTERED SURVEYORS | PROPERTY ADVISORS

Industrial & Commercial Specialists



More energy efficient



45 This is how energy efficient the building is.

ANSA House

Oldham Broadway Business Park

Broadgate

Chadderton

Oldham

OL9 9XA

First Floor Office Suite

283.10 sqm
(3,048 sq ft)

Part of Modern 2
Storey Building

Close to J21. M60

Barrier Controlled
Access

12 Allocated
Parking Bays

Quality Staff Room/
Kitchen

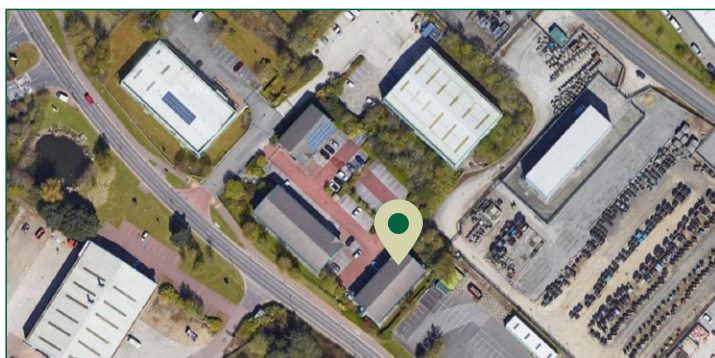
TO LET:

£35,000 per annum,
exclusive

Location

ANSA House is located within Oldham Broadway Business Park, on the south west side of the borough of Oldham, just off Broadway (A663) and junction 21 of the M60 Manchester orbital motorway. It is within 6 miles of Manchester city centre and 3 miles of Oldham town centre.

It is within a modern office complex of three buildings situated within a fenced and barrier controlled site which benefits from designated car parking. Surrounding occupiers include a variety of office, light industrial, storage and distribution facilities with business such as Edwards Veeder, Madeleine Lindley and Ansa Elevators within the vicinity.



Description

ANSA House is a modern and contemporary two storey office building that has been divided to provide separate accommodation over each floor. The entrance area is shared and has access to toilet facilities along with shared facilities to the first floor including a shower room. The first floor suite comprises open plan office space with separate kitchen/canteen and has the benefit of a comfort cooling system, suspended ceilings, category II lighting and raised floors throughout.

Accommodation

From measurements taken on site to IPMS 3, we understand that the approximate net internal floor area is:

First Floor Offices 283.10 sq m (3,048 sq ft)

Services

We understand that all mains services are available to the property. Prospective tenants should make their own enquiries to confirm.

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 annual buildings insurance.

Rent

£35,000 per annum, exclusive.

Service Charge

An annually reviewable service charge is payable for the upkeep, maintenance and cleaning of the common areas of the building including the provision of health and safety such as weekly fire alarm testing and maintenance, safe water management, window cleaning, stocking of toilets, landscaping.

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 and an undertaking will be required.

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: £32,250

Uniform Business Rates 2023/2024: £0.512

Prospective Tenants 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

VAT

We are informed that VAT is payable in addition to the rent and prices quoted.

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.

Breakey & Nuttall do act as managing agents, compliance documents are available on request. 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.

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.