

Breakey & Nuttall

CHARTERED SURVEYORS | PROPERTY ADVISORS

Industrial & Commercial Specialists



**UML House
5-6 Salmon Fields
Business Village
Royton, Oldham
OL2 6HT**

**High Quality Two Storey Office
Premises**

281.10 sq m (3,026 sq ft) NIA

Contemporary Accommodation

Comfort Cooling System

Allocated Car Parking

EV Charging Station

**Well Regarded Business Village
Location**

Viewing Recommended



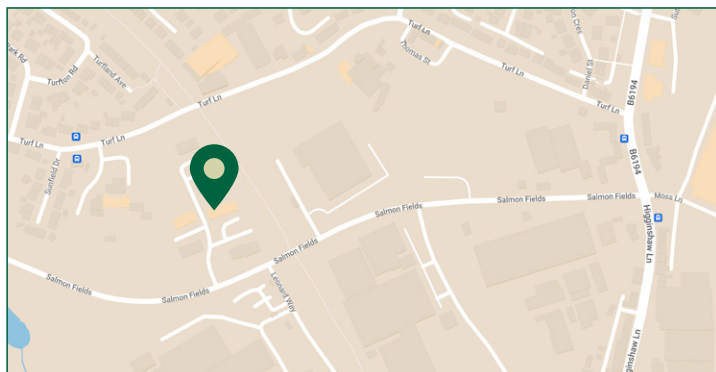
FOR SALE:
Offers Around
£395,000

T: 0161 660 3101 | www.breakeynuttall.co.uk

Regulated by RICS

Location

The property is located on Salmon Fields Business Village, off Salmon Fields approximately 1.8 miles from Oldham town centre, 1.3 miles from the A627M at Elk Mill and 1.6 miles to Shaw. The Business Village is a popular and well regarded office park with current occupiers including Ryder & Dutton, Gatley Read Chartered Accountants, Maysand and Vitality Health.



Description

UML House is a modern, self contained two storey office property situated within an established and popular office park in Royton, Oldham.

The ground floor provides entrance lobby and waiting area with toilet facilities off. There is a mixture of well laid out contemporary offices throughout including open plan office with private office and good sized meeting room. Kitchen facilities are available to the ground floor with comms/server room off. The first floor, which has windows to three sides, has good natural lighting, with open plan office and a further three private offices.

There are 8 allocated car parking spaces included and an EV Charging station has been installed.

Accommodation

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

AREAS	Sq m	Sq ft
Ground Floor	124.30	1,338
First Floor	156.82	1,688
TOTAL	281.10	3,026

Services

We understand that all mains services except gas are available to the property. Prospective buyers should make their own enquiries to confirm current supplies are adequate for any specific requirements.

Price

Offers around £395,000.

Tenancy

The property is currently occupied by way of a Lease to M&C Energy Group Limited (CRN 01547219) which will terminate on 21st December 2024. Vacant possession may be possible prior to this date, where required.

Tenure

We understand the property is held long leasehold from 21 December 2006 for 125 years, however, solicitor should confirm.

Estate Service Charge

An estate service charge is payable for the upkeep, maintenance and repair of the wider site including grounds maintenance, landscaping, automatic barrier control, external lighting and waste facility. The management company is Salmon Fields Business Village and the cost is currently £1900 per annum.

Business Rates

The property has been assessed for rating purposes as follows:

Office & Premises Rateable Value: £31,500

Uniform Business Rates 2023/2024: £0.512

Prospective tenants must check and confirm rates payable with the Local Authority.

Local Authority

Oldham MBC (T) 0161 770 3000 (W) www.oldham.gov.uk

VAT

We are informed that VAT is payable in addition to the 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>

Breakey & Nuttall do not act as Managing Agents for the subject property. Compliance Records have been requested and to date no compliance records have been provided. 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.

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. 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.