

**FOR SALE / TO LET**  
**NEW BUILD DETACHED**  
**INDUSTRIAL/WAREHOUSE FACILITY**

**OrbitalPoint**

Broadway  
Business Park  
Broadgate  
Chadderton  
OL9 9XA

**JUNCTION 21 M60**



- Highly prominent site
- Good Access Junction 21 M60
- Suitable for uses B2, B8 and also trade/builders merchant uses
- Low site coverage (24%)

**11,612 SQ FT**  
**(1,079 M<sup>2</sup>) ON 1.1 ACRES (0.44 HA)**

Includes first floor Mezzanine offices

# THE SITE



J21 M60  
1 MILE ▲

BROADGATE

GRIMSHAW LANE

FOX Denton Lane

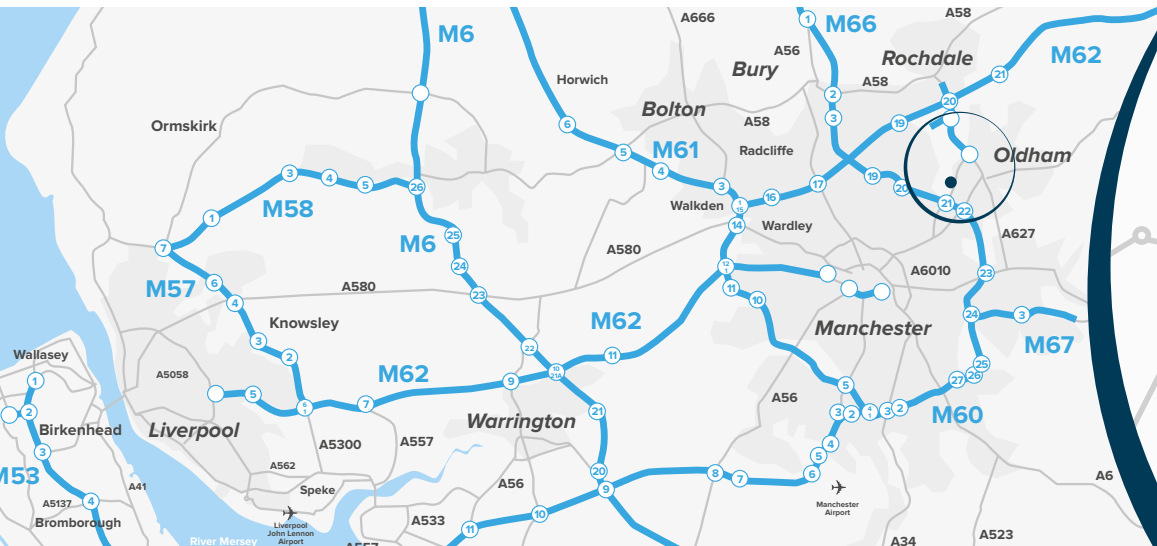
# THE BUILDING

**OrbitalPoint** Broadway  
Business Park  
Broadgate  
Chadderton  
OL9 9XA  
JUNCTION 21 M60



# LOCATION

The development is situated in an extremely prominent corner position at the top of the Broadgate junction with Grimshaw Lane on the Broadway Business Park in Chadderton. Access to the motorway is via the M60 motorway at Junction 21 is within 1 mile, providing excellent access to the M62 & M66, the wider regional motorway network and the key North Manchester towns of Oldham, Rochdale and Bury.



# DRIVE TIMES

Destination	Miles	Time
J21 M60	1	4 mins
J20 M62	3	6 mins
Manchester	6	18 mins
Manchester Airport	17	19 mins
Leeds	36	42 mins
Liverpool	41	50 mins



Manchester city centre is within **6 miles**



Manchester Airport can be accessed in approx. **20 minutes**

## DESCRIPTION

Detailed planning permission has been secured to speculatively build a detached industrial / warehouse facility of 11,612 sq ft (1,079 sq m) on a site of 1.1 acres (0.44 ha).

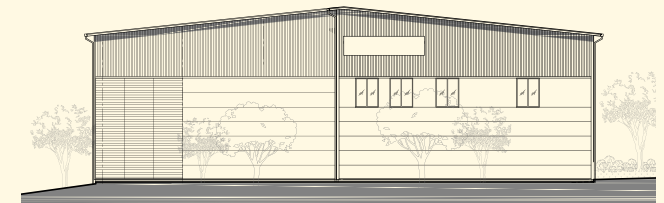
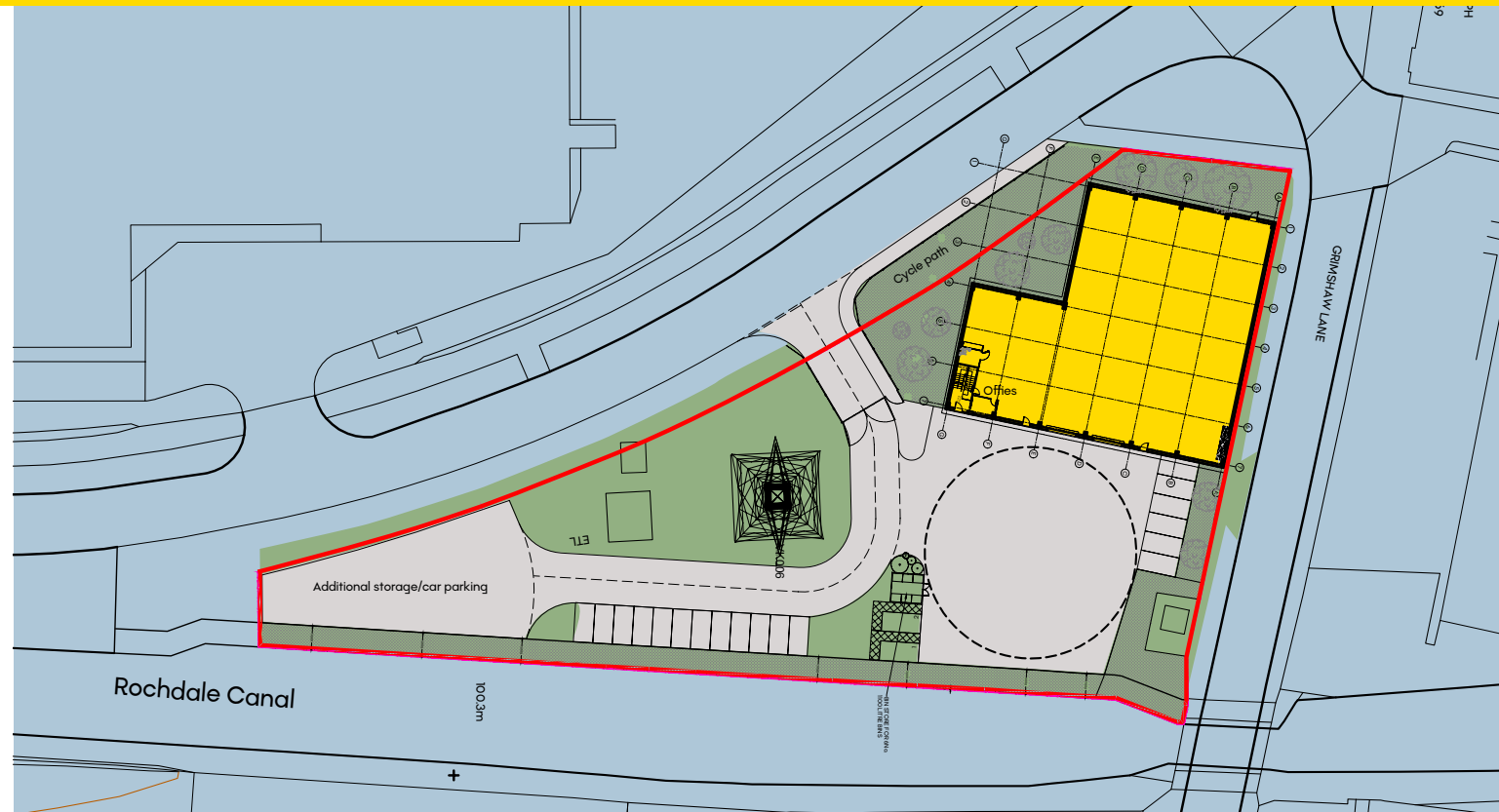
The building will benefit from the following key features:

- Fully fitted offices/stores to mezzanine floor
- 3 phase power supply
- 9m Eaves
- Steel portal frame (8m haunch height)
- 2 x level access loading doors
- Substantial, self-contained, secure yard/ car parking provision for 20+ cars
- Additional secure yard area for storage/ car parking
- 37 Kn/m2 floor loading

The building occupies a highly prominent site and is suitable for a variety of uses including B2, B8 and also trade counter/ builders merchant uses.

## ACCOMMODATION

The gross external area (GEA) is approximately **11,612 sq ft** including **1,855 sq ft** of first floor mezzanine offices.



## FURTHER INFORMATION



### THE OPPORTUNITY

The building is to be made available either for sale or to let by way of a full repairing and insuring lease.

Price/Rent upon application.

For further information please contact the sole letting agent

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