



FALCON BUSINESS CENTRE, VICTORIA ST, CHADDERTON, OLDHAM OL9 0HB
 OFFICE UNITS • WORKSHOPS • SELF STORAGE • MEETING ROOMS

TO LET



Office Units

We have a wide range of offices starting from 160 sq ft.



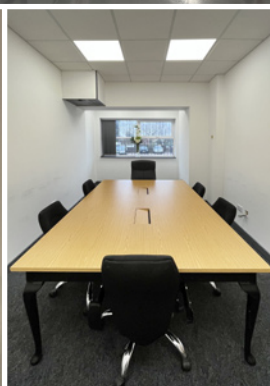
Storage & Warehousing

We have ground floor units from 50 sq ft up to around 2000 sq ft.



Meeting Rooms

We have a number of rooms available for meetings, training and presentations.





Location OL9 0HB

Falcon Business Centre is situated on Victoria Street, north of the Middleton Road (A669) close to its junction with The Broadway (A663) which in turns provides a direct link towards both the M62 Motorway and Manchester City Centre.

Famous for its landscape of red-brick cotton mills, Chadderton is a busy suburb of Manchester located just 6 miles north east of the city centre. Chadderton sits within the Metropolitan Borough of Oldham, with the city centre just 1 mile away to the west.

Chadderton benefits from excellent transport links. Chadderton is best served by road, with access via the A627(M) motorway which links both the M60 & M62 motorways. The A663 also links the town to Oldham Road which provides direct access into North Manchester.

Chadderton is best served by Mill Hills station just a mile to the west of the subject property. Mill Hills station provides services directly in Manchester city centre, with a quickest journey time of just 12 minutes. Slightly further to the south west, Chadderton can be serviced by Moston station.

Description

Falcon Business Centre in Chadderton, Oldham occupies a 2.8 acre site, of mixed use commercial office, storage and workshop space. The centre has undergone significant improvements.

Space consists of various self-contained offices, storage and workshop facilities for light industrial use, which are accessed via a shared loading dock, and communal access ways.

Site Amenities

- **Car Parking** The centre has ample car parking with all areas covered by CCTV and night time floodlighting. The site has security fencing around.
- **Security** The centre has been designed with security in mind as we realise this is so important to all businesses. All units are fitted with their own alarm system which is linked to a 24/7 manned control room, along with after hours licensed security staff who carry out routine patrols and lockdown the site,
- **Reception** We have staff on site from 0800 to 1700 to provide reception services
- **Loading Area** The centre has a number of loading bays for the occupiers. Combined with wide doors and corridors this facilitates the movement of goods with trolleys and pallets throughout the main building.
- **Shelving and packaging materials** available.
- **Free use of our pallet trucks and trolleys** and dedicated loading/unloading areas.



Rental Terms

Flexible terms available on straightforward license agreements. Please get in contact to discuss.

VAT

If applicable it will be at the prevailing rate.

Business Rates

Tenants are responsible for any associated rates. Further enquiries to Oldham Council.

Contact

For further details or to arrange a viewing contact Roger Hannah:



Dan Rodgers
danrogers@roger-hannah.co.uk

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