

VICTORIA

TRADING ESTATE

DRURY LANE, CHADDERTON
OLDHAM OL9 7PJ

4 New Trade Counter /
Warehouse Units TO LET
3,065 - 13,919 sq ft
(284.7 - 1,293 sq m)



A62



VICTORIA
TRADING ESTATE
UNITS 2A - 2D

CGI of proposed development

LOCATION

Victoria Trading Estate benefits from excellent road connectivity, located within 400 metres of Junction 22 of the M60 Manchester Orbital Motorway. This provides access to the M6, M56 and M61 and the wider motorway network.

Victoria Trading Estate fronts Manchester Road, the A62, which is the main arterial route linking Junction 22 to Oldham town centre and Manchester city centre. Neighbouring occupiers on the estate include Howdens, Euro Car Parts and Toolstation.



TRAVEL DISTANCES

Destination	Distance	Drive Time
M60 Junction 22	0.2 miles	1 min
South Chadderton Metrolink	0.5 miles	2 mins
Oldham Town Centre	1.9 miles	8 mins
Manchester City Centre	4.8 miles	17 mins
M62 Junction 20	5.2 miles	13 mins
Manchester Airport	16.2 miles	20 mins

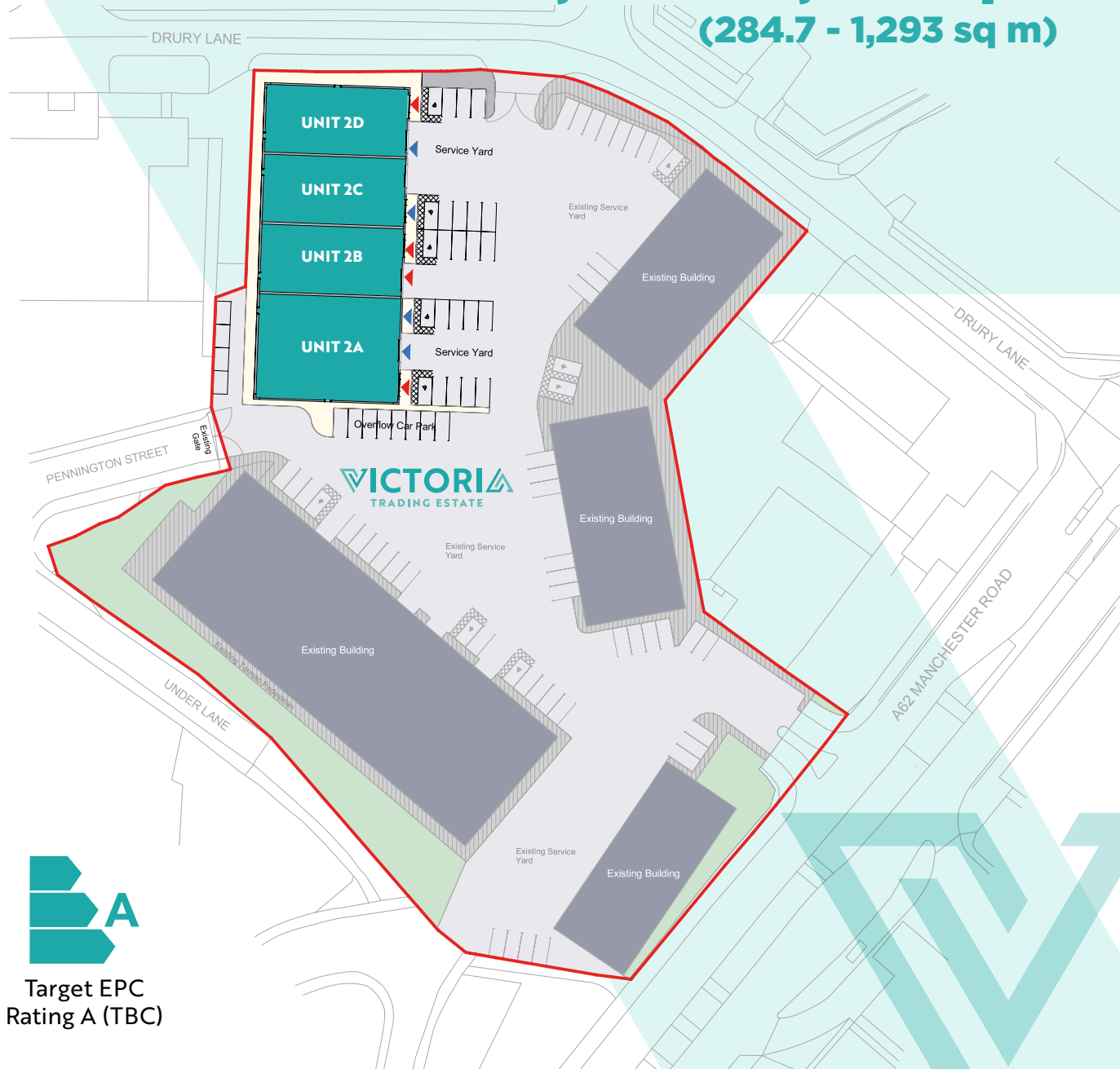


ACCOMMODATION

UNIT	FLOOR	SQ M	SQ FT
Unit 2A	Ground	438.84	4,724
Unit 2B	Ground	284.73	3,065
Unit 2C	Ground	284.73	3,065
Unit 2D	Ground	284.73	3,065
TOTAL		1,293.03	13,919

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BUILDING SPECIFICATION



8m clear height



Level access loading doors



Floor loading 40KN/m²



Dedicated car parking spaces



7.5 kWh EV charging space



PV panels



Mezzanine floor ready



Class B2 & B8 use



Units can be combined



Target EPC Rating A (TBC)

TERMS

The units are available to let on new full repairing and insuring leases for a term to be agreed.

RENT

Rent upon application.

RATES & SERVICE CHARGE

Tenants will be responsible for payment of business rates and an annual service charge.



CGI of proposed development

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