

UNIT 10, DUCHESS STREET INDUSTRIAL ESTATE, DUCHESS STREET, SHAW, OL2 7UT



3,503 Sq Ft (325.42 Sq M)

- **ATTRACTIVE MODERN UNIT**
- **POPULAR INDUSTRIAL ESTATE**
- **USEFUL MEZZANINE**



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LOCATION

The premises are situated off Duchess Street which, in turn, is off Smallbrook Road. Smallbrook Road is adjacent to the A663, Milnrow Road, which provides access to junction 21 of the M60, which is approximately 2 miles to the North. Shaw town centre is approximately ¼ mile to the South and Oldham town centre 4 miles due South.

DESCRIPTION

The property comprises a modern, steel portal frame factory/warehouse unit constructed on or around 2004, with brick cladding to approximately 7 ft, with profile steel cladding above.

The internal walls are full height concrete block. The roof is of double skin profile steel, with double skin filon roof lights. The eaves height is approximately 6 metres.

The property has offices at ground and first floor level and a significant mezzanine floor area, which is steel framed, with chipboard decking. Externally, there is a small concrete yard to the front and access via a roller shutter door, measuring 4.38 wide x 4.28 metres high.

ACCOMMODATION

	Sq. ft	Sq. m
Total Area	3,503	325.42

(Gross Internal Area)

LEASE TERM

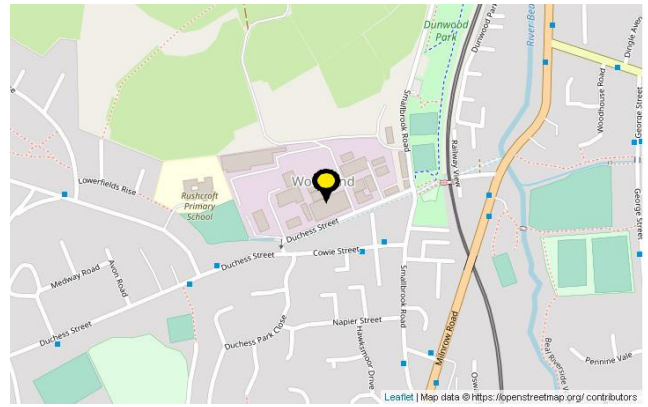
The premises are available by way of new full repairing and insuring lease for a term to be negotiated.

SERVICES

We understand all main services are installed.

SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.



EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

RENTAL

£24,000 per annum.

RATES

£15,000 per annum.

VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by appointment with the Sole Agent:
NOLAN REDSHAW

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@nolanredshaw.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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Property

Unit A, Duchess Street, Shaw, Oldham, OL2 7UT

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Valuation

Current rateable value (1 April 2023 to present)

£15,000

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate your business rates bill](#)

Valuations for this property

Valuations Help with Valuations	Effective date Help with Effective date	Rateable value
CURRENT 1 April 2023 to present	1 April 2023	£15,000
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£14,500

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Valuation details , Hide

Description [Help with Description](#)

Warehouse and premises

Local council

Oldham

Local council reference [Help with Local council reference](#)

99998000085449

Rating list [Help with Rating list](#)

2023

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1 April 2023

Valuation scheme reference [Help with Valuation scheme reference 594491](#)Base rate [Help with Base rate](#)
£52.00Measurement method [Help with Measurement method](#)
Gross internal areaTransitional relief certificate issued [Help with Transitional relief certificate issued](#)
NoSpecial category code [Help with Special category code](#)
096G[How the rateable value is calculated , Hide](#)

The Valuation Office Agency (VOA) uses a ‘rental’ method to value industrial properties like factories, warehouses and workshops.

The VOA gathers information about rents paid for industrial properties. It analyses the information and works out a price per square metre. To get the price per square metre of an individual property, the VOA considers things like property age, location, physical characteristics and features.

The price per square metre is multiplied by the property floor area to get the rateable value.

Plant and machinery, car parking and land that add to the rateable value are shown separately in the valuation.

This property is part of [valuation scheme {2}](#), which includes a price for floor areas and property features.

[More about how business properties are valued](#)

Warehouse floor areas			
Description	Area m ² /unit	£ per m ² /unit	Value Help with Value
Ground floor warehouse	288.5	£52.00	£15,002
Total	288.5		£15,002

Valuation

Total value £15,002**Rateable value (rounded down) £15,000**[Get help with this valuation](#)

Help with current valuation

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