

## **OPEN STORAGE LAND PLUS MAINTENANCE UNIT, TWEEDALE WAY, CHADDERTON, OLDHAM, OL9 7LD**



**1.99 Acres (0.81 Hectares)**

- **PLUS WORKSHOP / OFFICES OF 4,000 SQ. FT.**
- **CLOSE TO J23 M60**
- **ADJACENT TO METROLINK STATION**



## LOCATION

The site is situated fronting Tweedale Way in Hollinwood. Tweedale way is just off Hollinwood Avenue, and close to the Morrisons Supermarket and within 0.25 miles of the A62 Manchester Road, which provides access to the North, to Oldham Town Centre, which is approximately 2 miles to the North East and Manchester City Centre, which is approximately 5 miles to the South West. Hollinwood Metrolink Station is within 300 yards.

## DESCRIPTION

The property comprises of a generally level rectangular site, part of the site is hot rolled asphalt and part hardcore.

There is a maintenance unit, which is steel portal frame, with profile steel sheet walls and roof, which provides workshop space together with a number of modular buildings. The site is securely fenced and has a security barrier.

## ACCOMMODATION

	Acres	Hectares
<b>Total</b>	<b>1.99</b>	<b>0.81</b>

	Sq. Ft.	Sq. M.
<b>Workshop / Offices</b>	<b>4,000</b>	<b>372</b>

(Measurements to be confirmed)

## SERVICES

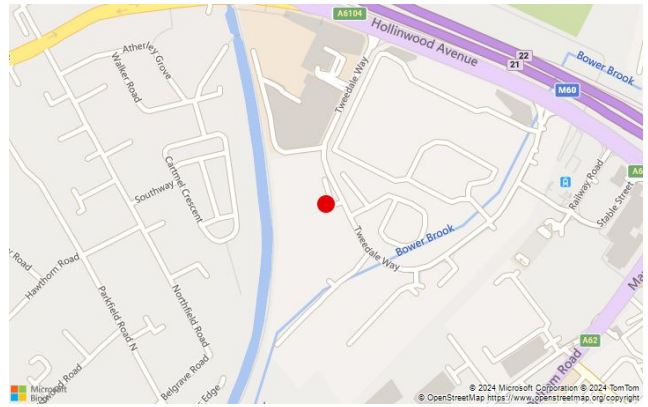
We believe all main services are available with the exception of gas.

## 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.

## RENT

£135,000 per annum.



## RATES

We believe the rateable value to be £97,500. This should be confirmed with Oldham MBC

## LEGAL FEES

Each party to be responsible for their own legal fees.

## LEASE

A new lease is offered on terms to be negotiated.

## 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 agents.  
**Nolan Redshaw**

Contact: Paul Nolan  
Tel: 0161 763 0822  
Email: [paul@nolanredshaw.co.uk](mailto:paul@nolanredshaw.co.uk)

Contact: Jonathan Pickles  
Tel: 0161 763 0825  
Email: [jonathan@nolanredshaw.co.uk](mailto:jonathan@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.



 **0161 763 0828**









[Skip to main content](#)



[Find your business rates valuation](#)

This service will be unavailable between 7am and 9am on Thursday 11 April while we carry out some essential maintenance.

**beta** This is a new service – your [feedback](#) will help us to improve it.

- [Sign in](#)
- [Register](#)
- English
- [Newid yr iaith ir Cymraeg](#)

[Back](#)

Property

# Daniel Contractors Ltd, Tweedale Way, Chadderton, Oldham, OL9 7LD

## Contents

- [Valuation](#)
- [Help with current valuation](#)
- [Compare properties](#)

## Valuation

Current rateable value (1 April 2023 to present)

£97,500

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 <a href="#">Help with Valuations</a>	Effective date <a href="#">Help with Effective date</a>	Rateable value
<b>CURRENT</b> 1 April 2023 to present	1 April 2023	£97,500
<b>PREVIOUS</b> <a href="#">1 April 2017 to 31 March 2023</a>	1 April 2017	£75,000

Show all sections

Valuation details , Show

How the rateable value is calculated , Show

[Get help with this valuation](#)