

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



**8,573 Sq Ft (796.43 Sq M)
1.99 Acres (0.81 Hectares)**

- **WITH WORKSHOP AND OFFICES**
- **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 and filon rooflights, which provides workshop space, the eaves height is 5m. There are a number of modular offices. The site is securely fenced and has a security barrier. The yard is part tarmac, part concrete, and part hardcore.

ACCOMMODATION

	Acres	Hectares
Total	1.99	0.81

	Sq. Ft.	Sq. M.
Workshop	3,226	299.75
Office 1	4,261	396
Office 2	1,086	100.93
Total	8,573	796.43

(Measurements to be confirmed)

SERVICES

We believe all main services are available with the exception of gas. There is an oil fired heater in the workshop and air conditioning in the offices.

SERVICES RESPONSIBILITY

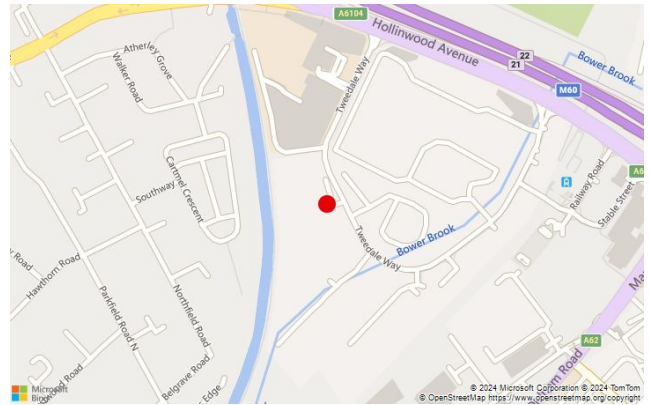
It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

RENT

£135,000 per annum.



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.



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

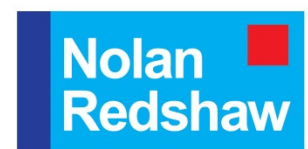
Contact: Jonathan Pickles

Tel: 0161 763 0825

Email: 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.



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Property

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

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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.

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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	£97,500
PREVIOUS 1 April 2017 to 31 March 2023	1 April 2017	£75,000

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