

TO LET

**UNIT 2B, VICTORIA TRADING ESTATE, DRURY LANE,
CHADDERTON, OLDHAM, LANCASHIRE, OL9 7PJ**



3,065 Sq. Ft (284.73 Sq. M)

- **LAST REMAINING UNIT**
- **MODERN TRADE COUNTER UNIT**
- **EXCELLENT ACCESS TO JUNCTION 22, M60**
- **ACCOMPANYING TRADE COUNTERS INCLUDE HOWDENS, TOOLSTATION AND EURO CAR PARTS**



0161 763 0828



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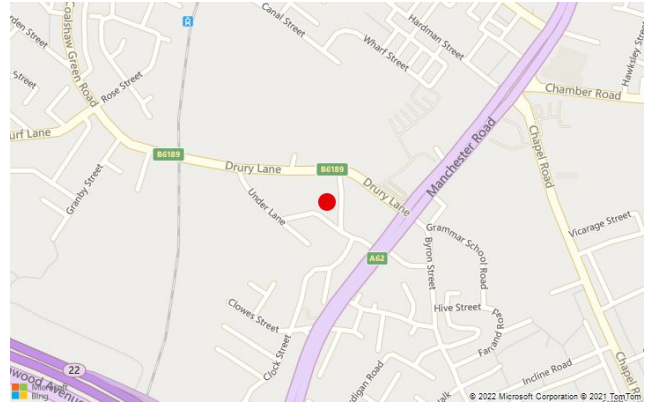


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LOCATION

The site has excellent road, being within 400 metres of Junction 2 of the M60 Manchester Orbital Motorway. This provides access to the M6, M56 and M61 and the wider motorway network.

Victoria Trading Estate is predominantly located fronting Manchester Road, the A62. This 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; Toolstation and Salon Services.



DESCRIPTION

The premises benefit from following specification : -

- Steel portal frame.
- Profile steel cladding.
- Glazing to office entrance.
- 6.5m eaves.
- Electric roller shutter.
- Three phase electricity.

ACCOMMODATION

	Sq. Ft.	Sq. M.
Total Area	3,065	284.73

(Measurements to be confirmed)

SERVICES

All main services are available, including three phase electricity.

SERVICES RESPONSIBILITY

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

RENTAL

£15 per sq. ft., per annum.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

To Be Assessed.

VAT

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

EPC

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

VIEWING

Strictly by appointment with the Sole Agents.
Nolan Redshaw

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.



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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