

EDGE VIEW HOUSE SALMON FIELDS BUSINESS VILLAGE, ROYTON, OLDHAM, OL2 6HT



4,310 Sq Ft (400.4 Sq M)

- **HIGH QUALITY OFFICES**
- **12 CAR PARKING SPACES**
- **MODERN 2 STOREY OFFICE BUILDING**
- **RECENTLY REFURBISHED**



LOCATION

Edge View House is situated to the rear of Salmon Fields Business Village, off Salmon Fields approximately 1.8 miles from Oldham town centre, 1.3 miles from the A627M link to J.20 M62, and 1.6 miles from Shaw.

The Business Village is a popular and well regarded office park with current occupiers including, Gatley Read, Maysand, Breakey & Nuttall and Schneider Electric.

DESCRIPTION

The property comprises a detached office building with 12 parking spaces. It has undergone a refurbishment in 2022 and provides a range of open plan and private offices over two floors, along with meeting rooms, three kitchen areas and WC facilities.

The ground floor has two entrances, two main open plan areas, plus a private office, two kitchens and four WCs.

The first floor has eight rooms comprising open plan and private offices, including a large meeting room, kitchen and WC. The property benefits from modern combined electric heating and air conditioning.

ACCOMMODATION

Areas	Sq. Ft.	Sq. M.
Ground Floor	2,036	189.20
First Floor	2,274	211.22
Total Area	4,310	400.42

(Measurements Net Internal)

SERVICES

We understand that all mains services except gas are available to the property. Prospective tenants should make their own enquiries to confirm.

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.



RENTAL

£50,000 per annum exclusive.

SERVICE CHARGE

A reviewable service charge is levied for the cost of maintenance to the common areas of the site. This is currently charged at £1,500 pa.

LEASE TERMS

1. The property is available by way of an assignment with the new tenant entering into a new full repairing lease for a term to be agreed.
2. The property is available by way of an assignment of the current 5-year term (ending November 2027), which commenced in November 2022, at a passing rent of £50,000 pa, exclusive, on a full repairing and insuring basis, the lease is excluded from the Landlord & Tenant Act 1954.

LEGAL FEES

Each party to be responsible for their own legal fees.

VAT

We are informed that VAT is payable in addition to the rent and prices quoted.



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

RATES

The property has been assessed for rating purposes as follows:

Rateable Value: £50,000

Uniform Business Rates 2023/2024: £0.512

Prospective tenants must check and confirm rates payable with the Local Authority.

Oldham MBC
Civic Centre
West Street
Oldham
OL1 1UT.

(T) 0161 770 3000 (W) www.oldham.gov.uk

VIEWING

Strictly by appointment with the joint agents.

NOLAN REDSHAW

Contact: Jonathan Pickles

Tel: 0161 763 0825

Email: jonathan@nolanredshaw.co.uk

BREAKEY & NUTTALL

Contact: Joanne Nuttall

Tel: 0161 660 3101

Email: joanne@breakeynuttall.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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