



## To Let

Modern Single Storey Industrial/Warehouse  
Unit

95.6sqm (1,030sq.ft)

Just off Middleton Road (A669)

Self contained Unit with Large Roller Shutter  
Doors

**£7,500 Per Annum Exclusive of Rates**

For more information call: **0161 925 3232**

# Unit 8, Neville Street, Chadderton, Oldham, OL9 6LD

## Property Description

A modern industrial unit extending to approximately 95.6sq.m (1030sqft) or thereabouts & is of portal frame construction. The property also includes a W.C and benefits from a good roller shutter door which would suit a new start up business (subject to planning consent)

## Location

The unit is situated on a small industrial estate just off Middleton Road (A66g) with vehicle access from Neville Street. Oldham town centre is approximately 1 mile to the east motorway access via A627 (M) and Junction 20 of the M62. Junction 22 of the Manchester Orbital Motorway is approximately 1 1/2 miles travelling distance.

## Accommodation

Workshop 48' x 26' comprising of W.C

## Measurements

The sizes and dimensions quoted are in accordance with the RICS code of measuring practice and are accurate to within 5%. The overall sizes quoted are gross internal floors areas unless otherwise stated.

## Business Rates

We are informed by the local authority that the premises have been assessed for rating purposes as follows:

Rateable Value £6,000 (With the small business rates reduction in place there will be no rates payable on this unit)

For verification purposes, prospective tenants are advised to make their own enquiries to Oldham MBC to confirm the current rates payable and establish the position in respect of any appeals and/or inheritance of any transitional relief which may reduce or increase the rating liability

## Tenure

Leasehold

## Planning

Tel 0161 770 3000

## Services

### Service Charge

There is a small service charge to cover the cost of maintaining the grounds.

### Terms

The premises are offered for a term to be negotiated on a full repairing and insuring basis.

## VAT

We are not aware that VAT is payable on this property, however solicitors should confirm this.

## Energy Performance Certificate

tbc

## Website

Details of these premises can be viewed by visiting [www.ryder-dutton.co.uk](http://www.ryder-dutton.co.uk) and [www.egpropertylink.com](http://www.egpropertylink.com)

## Viewings

Strictly by prior appointment please with the sole agents, Ryder & Dutton Ltd, Commercial Dept. Tel No: 0161 925 3232