

Q103

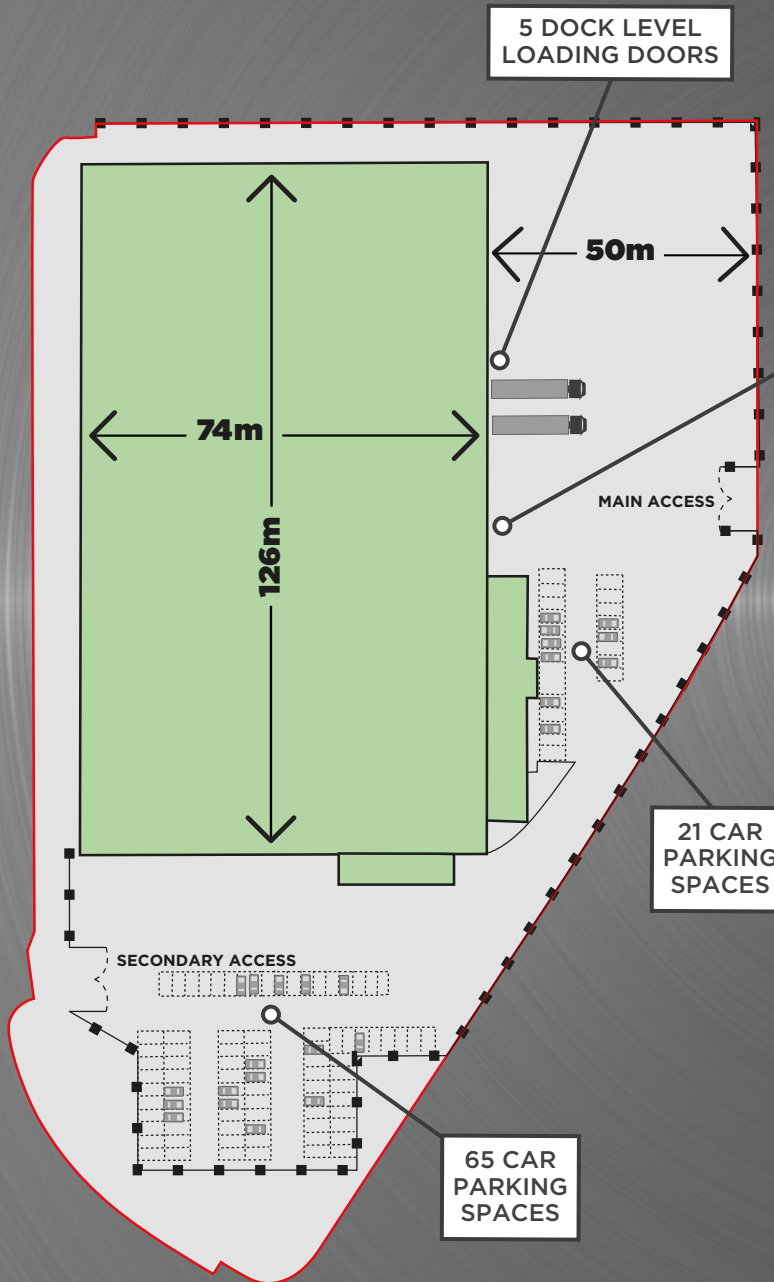
J21 M60 • OLDHAM BROADWAY BUSINESS PARK • MANCHESTER • OL9 0JA

TO LET

103,781 SQ FT

**FULLY REFURBISHED MODERN
DISTRIBUTION FACILITY**

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DESCRIPTION

The property comprises a substantial industrial warehouse of steel portal frame construction with dual pitched roof supported by central steel columns. The property has the following specification:

- Profile metal cladding and pitched metal clad roof with approximately 10% roof lights
- Loading on 2 elevations
- 2 drive in loading doors
- 5 dock level loading doors
- 8.1m to eaves and 10.3m to apex
- High quality ground floor office accommodation
- Secure separate yard and car parking providing 86 spaces
- 50m deep secure yard
- Grade 3 intruder alarm and CCTV
- Fully heated and lit

ACCOMMODATION

Measured on a Gross Internal Area basis in line with the RICS Code of Measuring Practice:

WAREHOUSE	98,570 SQ FT	9,157.44 SQ M
OFFICES	5,211 SQ FT	484.17 SQ M
GROSS INTERNAL AREA	103,781 SQ FT	9,641.61 SQ M
CANOPY	2,385 SQ FT	221.62 SQ M
TOTAL SITE AREA	5.43 ACRES / 2.197 HECTARES	

LOCATION

The property is located in the heart of Oldham Broadway Business Park, approximately 6 miles north-east of Manchester city centre. The property is accessed via Oldham Broadway and Gateway Crescent, which provide direct access to Junction 21 of the M60 Motorway within approximately 200 metres.

Occupiers on the Business Park include DVLA, Bifold Group, Iron Mountain and SG Gaming.

TENURE

The accommodation is available by way of a new full repairing and insuring lease on terms to be agreed.

EPC

A copy of the Energy Performance Certificate is available upon request.

FURTHER INFORMATION

Contact the joint agents for further information.

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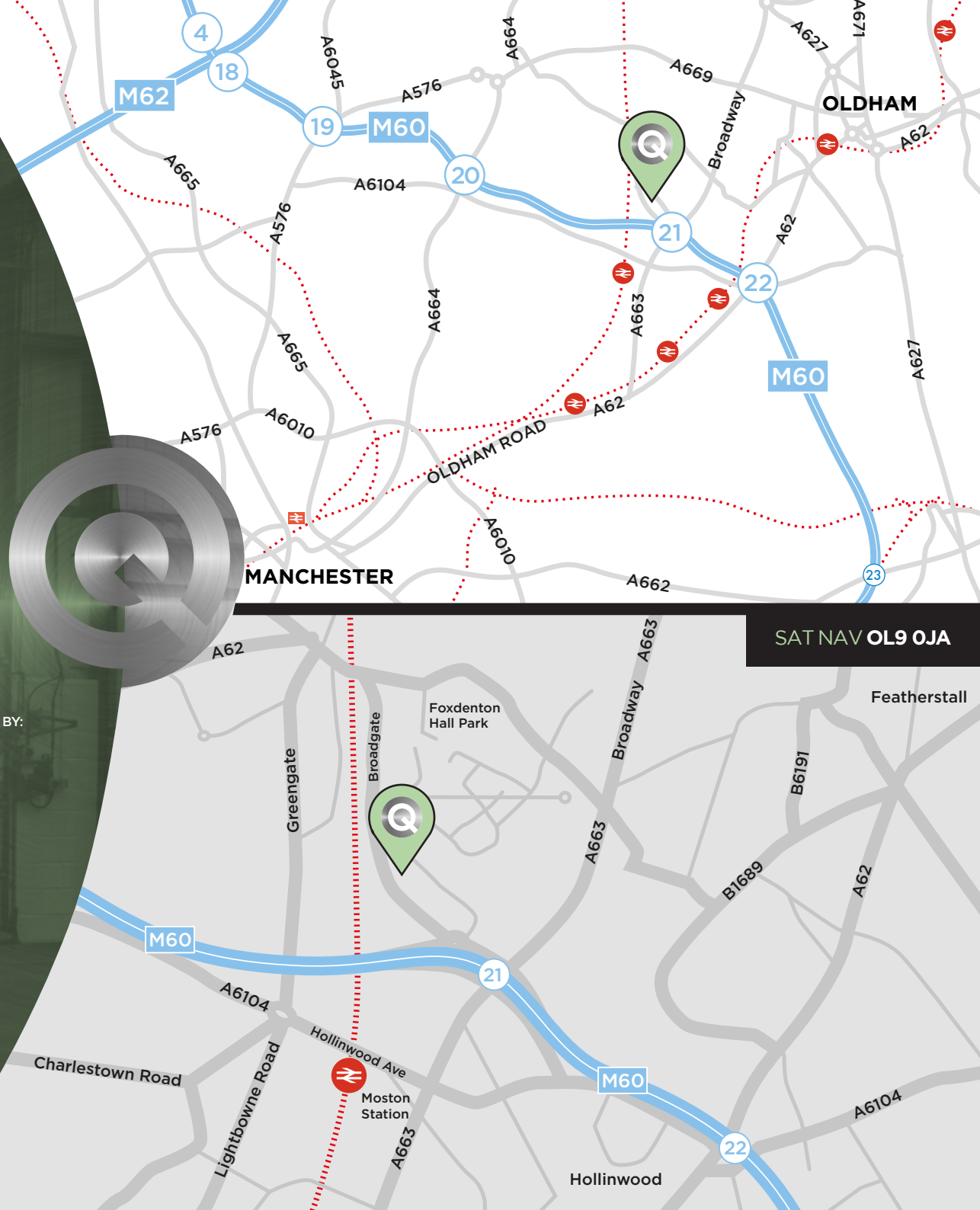
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