

# FOR SALE/TO LET



RogerHannah

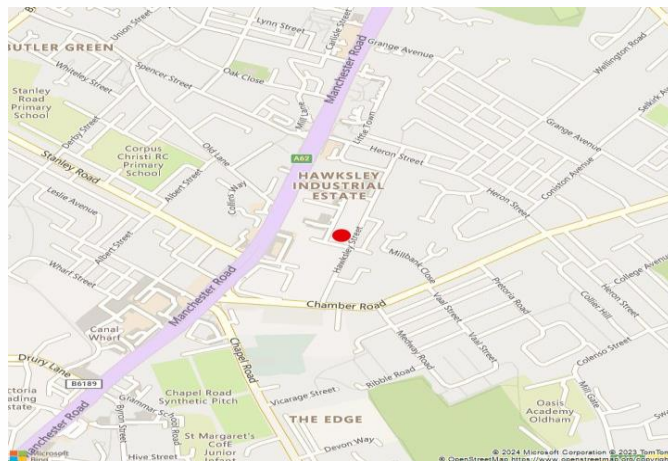


Unit 14 - Hawksley Industrial Estate, Hawksley Street, Oldham, OL8 4PQ

## Quality Detached Industrial Facility 6,584 Sq Ft (611.61 Sq M)

- Direct Access to A62
- ½ Mile from Junction 22 - M60
- 1 Mile from Oldham Town Centre
- Electric Roller Shutter Loading
- Offices & WC's Provided
- Off Road Parking





## Location

The property is located on the popular Hawksley Industrial Estate on the outskirts of Oldham town centre and only ½ a mile from Junction 22 of the M60 Motorway. Access to Oldham town centre is north via the A62. Hawksley Industrial Estate is accessed directly off the A62 Manchester Road and the area is home to the likes of DHL, Enterprise Rent-a-Car and HPL. Local amenities include gyms, retail and leisure facilities.

The A627(m) is approx. 1 mile north west which provides easy access to Junction 20 of the M62 motorway approx. 3 miles north west.

## Description

The property comprises of a detached modern ground floor industrial/warehouse unit constructed by way of a traditional steel portal frame under an insulated pitched roof.

Internally, the warehouse provides a concrete floor and has an eaves height of 3.35m (5.2 m to the apex) and provides open plan modern accommodation. The warehouse is lit throughout with fluorescent strips with heating via a gas warm air blower system. Loading is by way of an electronically operated roller shutter loading door leading to the private service yard area. A 3 phase power supply is present.

Also, at ground level is quality office space which is mainly open plan in configuration but also provides a private boardroom. Both male and female WC facilities are available together with kitchen/amenity facilities. The offices are heated and lit throughout and benefit from a suspended ceiling and lino flooring. At the main entrance to the facility there is a high quality

reception area. There are additional offices and a canteen at first floor level together with some additional storage areas.

Externally, the property benefits from ample car parking and there is a private yard/loading bay which is fully fenced with steel palisade fencing.

## Accommodation

The property comprises the following Gross Internal Areas:

ACCOMMODATION	SQ.FT.	SQ.M.
Warehouse	4,681	434.86
Ground Floor Offices	1,509	140.17
First Floor Office	208	19.30
First Floor Canteen	186	17.28
<b>TOTAL</b>	<b>6,584</b>	<b>611.61</b>

## Asking Rental

The property is available by way of a full repairing and insuring lease at a rent of £60,000 per annum plus VAT.

## Purchase Price

The Property is available for sale at £855,000 exclusive of VAT and Stamp Duty.

## Business Rates

The current Rateable Value of the property is £20,500 providing a rates liability of £10,660 per annum.

## EPC

Energy Rating C.



## VAT

VAT will be payable at the prevailing rate.

## Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

**Julien Kenny Levick**

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## Date of Preparation

11 January 2024