

TO LET/MAY SELL



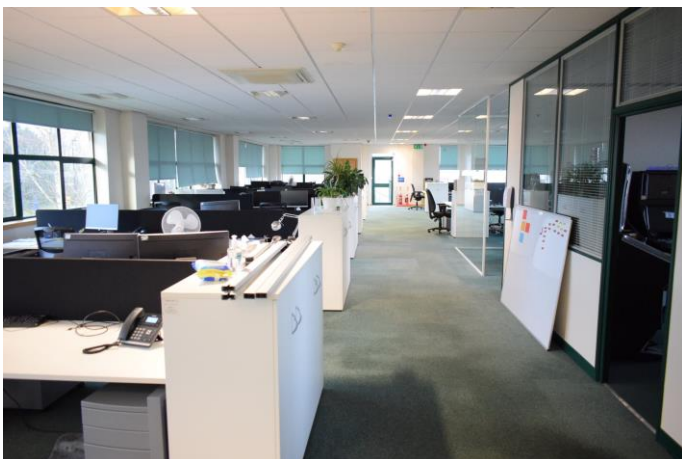
RogerHannah

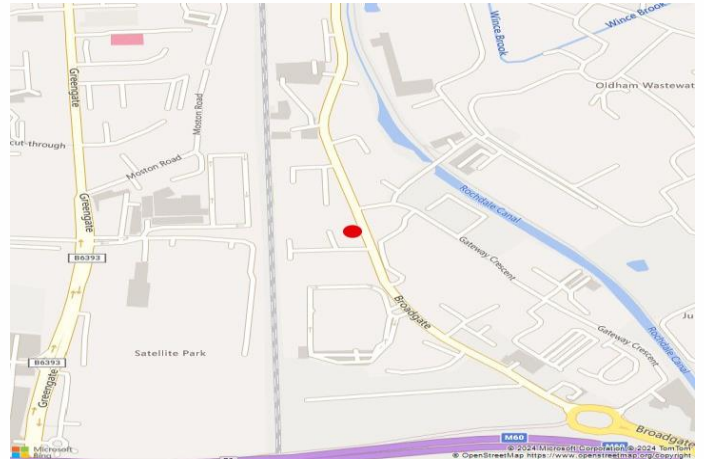


Unit 2 - Aniseed Park, Oldham Broadway Business Park, Chadderton, OL9 9XA

Modern 2 Storey Office Building  
8,248 Sq Ft (766.24 Sq M)

- High Quality Private & Open Plan Offices
- Barrier Controlled & Enclosed Site
- 32 Car Parking Spaces
- Close to Junction 21 - M60 & Metrolink
- May Split Floor-by-Floor





### Location

Aniseed Park is situated in a prominent position fronting Broadgate, close to Broadway (A663) and Junction 21 of the M60 orbital motorway. It is within easy reach of Hollinwood Metrolink and Moston railway station and nearby amenities include hotels, supermarkets and restaurants.

The established commercial centre of Oldham is around 3 miles to the north west with Manchester City Centre located around 5 miles to the south west.

### Description

Unit 2 Aniseed Park comprises a modern two storey detached office building of high quality, with a specification that includes;

- Full access raised floors
- Suspended ceilings with integrated lighting
- Gas central heating
- Glazed entrance reception
- First floor gallery landing
- Lift
- Private and open plan offices
- Staff and kitchen facilities
- Male, female and accessible wc facilities
- 32 car parking spaces
- Barrier controlled and fenced site

### Accommodation

From measurements taken on site, we understand that, based on IPMS3, the accommodation extends to the following approximate useable floor areas:

ACCOMMODATION	SQ.FT.	SQ.M.
Ground Floor	4,124	383.12
First Floor	4,124	383.12
<b>TOTAL</b>	<b>8,248</b>	<b>766.24</b>

### Asking Rent

The property is available for a minimum 3 year term on a full repairing and insuring basis at a rental of £85,000 per annum exclusive.

### Asking Price

Price on Application.

### Tenure

Long leasehold interest of 999 years (less 10 days) from and including 16 January 2004

### Business Rates

Rateable value is £68,500

Prospective Tenants should confirm the rateable value and rates payable with the Local Authority:

Oldham MBC Civic Centre West Street Oldham OL1 1UT.  
(T) 0161 770 3000 (W) [www.oldham.gov.uk](http://www.oldham.gov.uk)

### EPC

This property's current energy rating is D.

### VAT

We understand that VAT is payable in addition to the rent quoted.

### Viewing & Further Information

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

**Chris Breakey**

T: 0161 660 3101

E: [info@breakeynuttall.co.uk](mailto:info@breakeynuttall.co.uk)

**Dan Rodgers**

M: 07891 172418

E: [danrodgers@roger-hannah.co.uk](mailto:danrodgers@roger-hannah.co.uk)

**Date of Preparation**

26 April 2024

**Breakey & Nuttall**  
CHARTERED SURVEYORS | PROPERTY ADVISORS