

TO LET

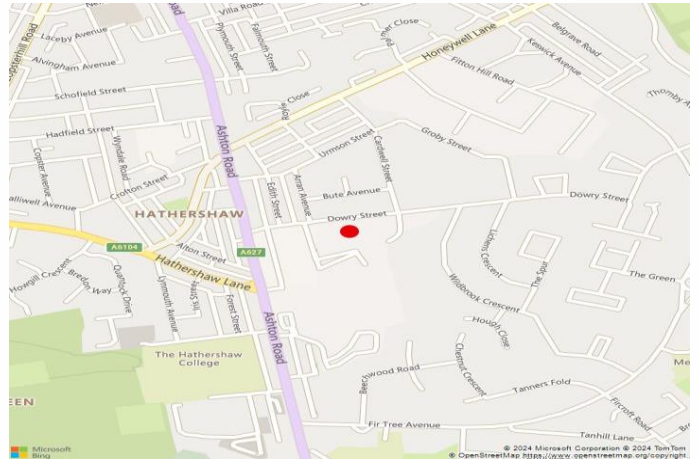


Earl Mill, Dowry Street, Oldham, Lancashire, OL8 2PF

**First Floor Warehouse
Accommodation**
26,700 Sq Ft (2,480.43 Sq M)

- Quality Mill Style Accommodation
- Self-Contained Space
- Goods Lift Access
- Dock Level Loading
- Large Secure Service Yard
- Economical Rental Package Available





Location

The facility occupies a prominent position fronting Dowry Street and is located approximately half a mile from Oldham Town Centre. Access to the facility is via Ashton Road which leads to Oldham Town Centre in the North or Ashton Under Lyne in the South. Junction 22 of the M60 motorway is located approximately 2 miles to the west of the facility and is accessed via Hollins Road.

The facility is located within an industrial complex however, it is fully self-contained.

Description

Earl Mill comprises traditional turn of the Century brick built mill accommodation arranged over three floors. The subject premises are located on the first floor of the facility and provide flexible floor space with a floor to ceiling height of approximately 3.96 m including internal steel columns.

Natural light is incoming on the perimeter of the accommodation and the facility is lit throughout.

Access is provided by way of a goods lift leading from the ground to the first floor element with loading via three separate dock level loading doors leading to the large secure yard/service area.

Both male and female WC facilities are available together with kitchen/amenity facilities.

Accommodation

The premises comprise the following approximate Gross Internal Floor Areas:

ACCOMMODATION	SQ.FT.	SQ.M.
First Floor Warehouse	25,000	2,322.5
Ground Floor Offices	1,700	157.93
TOTAL	26,700	2,480.43

Asking Rent

The premises are available by way of a new effective full repairing and insuring lease at a rental of £90,000 per annum plus VAT.

Business Rates

Rates payable are £19,968 per annum.

EPC

The property has an energy rating of C.

VAT

VAT is applicable on this property at the prevailing rate.

Service Charge

£29,370 per annum.

Building Insurance

£3,258 per annum.

Viewing & Further Information

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

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Date of Preparation

27 June 2024