

TO LET



RogerHannah



Unit 2 Cromford Business Centre, Cromford Street, Derker, Oldham, OL1 4EA

Open Plan Industrial Unit
575 Sq Ft (53.44 Sq M)
Available Now

- Located on an Established Industrial Estate
- Close Proximity to Transport Links
- Open Plan Industrial Space
- Two Demised Parking Spaces





Location

The unit is located on Cromford Business Centre which is an estate of 14 units off Cromford Street in Derker, Oldham. The estate is well situated being only 0.5 miles from Oldham Way (A62) leading to all major roads into Oldham Town Centre and Manchester City Centre. The unit is located approximately 1 mile from Oldham Town Centre and 8 miles North East of Manchester City Centre.

Description

The available unit comprises a single storey mid-terrace industrial unit of steel frame construction with brick and blockwork elevations under a sloping corrugated metal roof, incorporating translucent roof panels. Internally the unit benefits from an open plan workshop with WC and Kitchenette facilities at the rear. Internal specifications include fluorescent strip lighting, painted walls and hard painted floor. Access into the unit is via a manual up-and-over loading bay door and a personnel door to the side. Externally there are two demised car parking space to the front of the unit. Mains services include Electric and Water which are direct supplies and are charged separately to Rent.

Accommodation

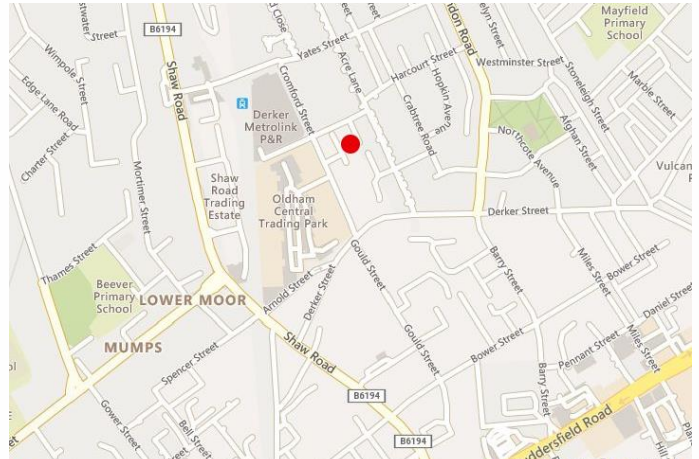
Measured in accordance with RICS Property Measurement (2nd Edition) to provide the following approximate Gross Internal Area:

575 Sq Ft / 53.44 Sq M

Business Rates

Rateable Value 2023 = £5,700

Qualifies for Small Business Rates Relief subject to this being your only commercial property however we advise all interested parties to make their own enquiries with the Valuation Office Agency.



Rent

The property is available by way of a new effective Full Repairing and Insuring Lease for a term of years to be agreed at an annual rental of £6,900 per annum plus VAT.

Service Charge

The current Service Charge payable by the Tenant is £287.85 per annum plus VAT. This is reviewed on an annual basis.

Property Insurance

The current Property Insurance payable by the Tenant is £160.49 per annum plus VAT. The policy is reviewed on an annual basis and the renewal date is 09/11/2024, at which point the new premium will be apportioned to Tenants.

VAT

VAT is applicable on this property.

EPC

Rated E. A copy of the EPC is available on request

Legal Costs

A fixed Legal Fee of £225 plus VAT is payable by the Tenant for credit checks and preparation of Tenancy Agreement.

Viewing & Further Information

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

Robyn Egan

E: robynegan@roger-hannah.co.uk

T: 0161 429 1674

Date of Preparation

04 July 2024