

TO LET

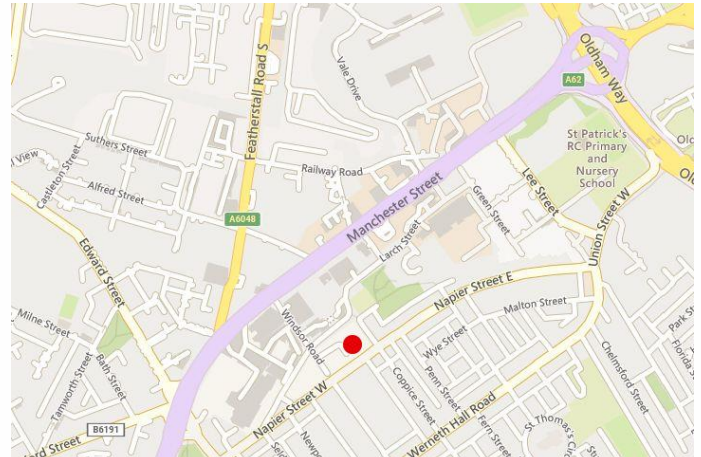


Unit 6 Coppice Industrial Estate, Windsor Road, Oldham, OL8 4AP

Industrial Unit
2,106 Sq Ft (195.65 Sq M)

- Close Proximity to J22 of the M60 Motorway
- Open Plan with Office
- Available Now





Location

The property is situated in Coppice Industrial Estate and is approached via Manchester Street (A62). Junction 22 of the M60 Motorway is 1 mile north west to the subject property.

Description

The available unit comprises a single storey end terrace industrial unit of steel portal frame construction with part brick, part cladding elevations under a pitched corrugated metal roof incorporating translucent roof panels. Internally the unit benefits from a large open plan area with partitioned office space and WC and Kitchenette facilities. Specifications include sodium box lighting, concrete floor and secure electric roller shutters providing sufficient loading as well as a personnel door to the side. Externally, parking is available directly in front of the demised unit only, allowing for approximately 2 spaces. Mains services include electric, water and drainage.

Accommodation

As measured in accordance with the RICS Property Measurement 2nd Edition, the approximate gross internal area is as follows:

Warehouse: 2,106 Sq ft (195.7 Sq m)

Business Rates

Rateable Value 2023 - £8,600 per annum.
We advise all interested parties to make their own enquiries with the valuation office agency.

EPC

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

Asking 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 £19,000 per annum.

Service Charge

The current Service Charge payable by the Tenant is £2,406.20 per annum. This is reviewed on an annual basis.

Property Insurance

The current Property Insurance payable by the Tenant is £1,413.02 per annum. The policy is reviewed on an annual basis and the renewal date is 11/04/2025, at which point the new premium will be apportioned to Tenants.

VAT

This property is not VAT opted.

Legal Costs

A fixed Legal Fee of £330 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

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Date of Preparation

23 August 2024