



REFURBISHED  
INDUSTRIAL/  
WAREHOUSE UNITS

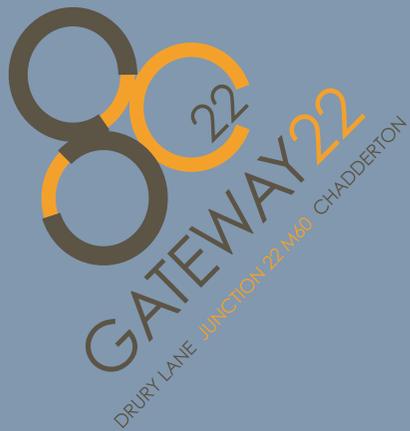
Drury Lane, Chadderton, Oldham

TO LET

- Extensive yard areas
- Fully refurbished
- Established industrial location
- 1/2 mile from J22 of the M60
- 4 miles from Manchester city centre

29,868 -  
69,766 sq.ft  
(2,774.7 - 6,481.2 sq.m)





### Location

The property is situated fronting Drury Lane, close to its junction with the A62 Manchester Road. The site is approximately one mile from Oldham town centre, 1/2 mile from J22 of the M60 and four miles from Manchester city centre.

### Description

Gateway 22 comprises a self contained industrial/warehouse facility of 69,766 sq.ft situated on a substantial secure site.

The premises are fully refurbished.

Access to the warehouse will be via a number of roller shutter doors along the front elevation.

The premises will incorporate an office content of circa 5%.



### Specification

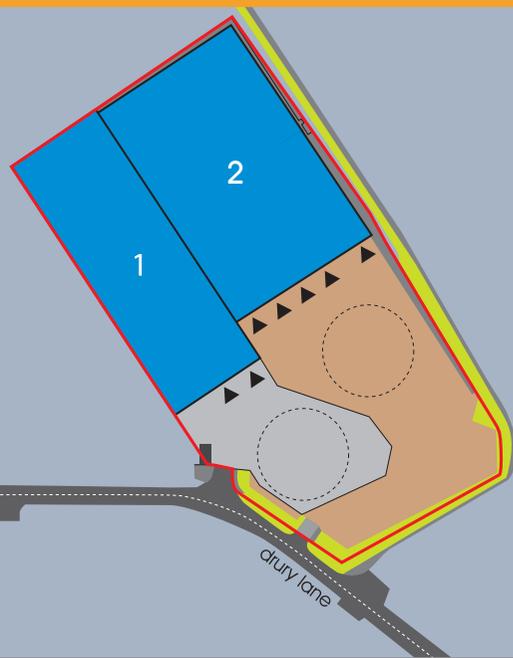
- Eaves height 25ft to underneath of haunch
- Steel portal frame construction
- High quality offices
- Secure fenced site
- CCTV optional
- Fully Sprinklered
- Complete new concrete yard.

### Accommodation

	SQ.FT	(M <sup>2</sup> )
BAY1	29,868	(2,774.7)
BAY2	39,898	(3,706.5)
<b>TOTAL</b>	<b>69,766</b>	<b>(6,481.2)</b>



Images show existing Morley Estates development.



### Rateable Value

Please contact Oldham Council on 0161 770 6677

### Terms

The premises are available on an internal repairing lease, at a rent to be agreed.

### Services

All main services are available including three phase electricity, gas, water and drainage.

### VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

### Viewings

For further information contact joint agents  
 CBRE 0161 455 7666  
 Lambert Smith Hampton 0161 228 6411 or  
 Morley Estates 0161 929 1906 / 0780 960 6672.

A Development by



**0161 929 1906**

[www.morleyestates.com](http://www.morleyestates.com)

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