



40,000 sq.ft
Pre-Let to
Logistics Alliance Ltd

REFURBISHED
INDUSTRIAL/
WAREHOUSE UNIT

Drury Lane, Chadderton, Oldham

TO LET

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

29,868 sq.ft
(2,774.7 sq.m)



Computer Generated Illustration



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.

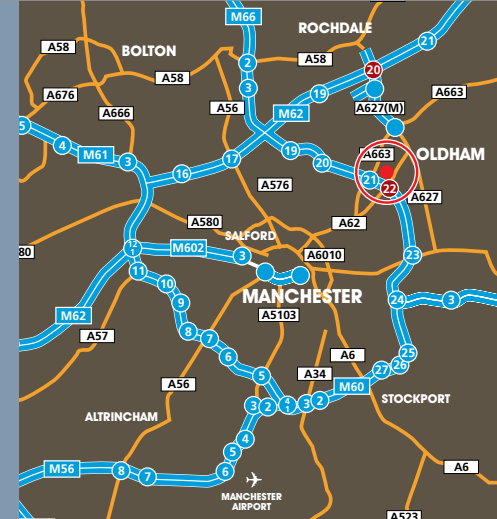
Description

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

The premises are to be fully refurbished. Bay 2 has been pre let to Logistics Alliance with the remaining accommodation comprising of 29,868 sq ft.

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

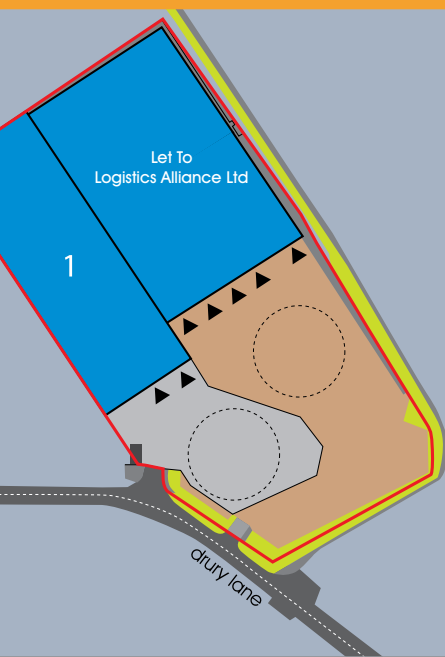
	SQ.FT	(M ²)
BAY1	29,868	(2,774.7)
BAY2	LET TO LOGISTICS ALLIANCE LTD	



Images show existing Morley Estates development.



SATELLITE NAVIGATION
OL9 7BH
INFORMATION



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
Davies Harrison 0161 236 9999
Savills 0161 236 8644 or
Morley Estates 0161 929 1906 / 0780 960 6672.

A Development by



0161 929 1906

www.morleyestates.com

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