



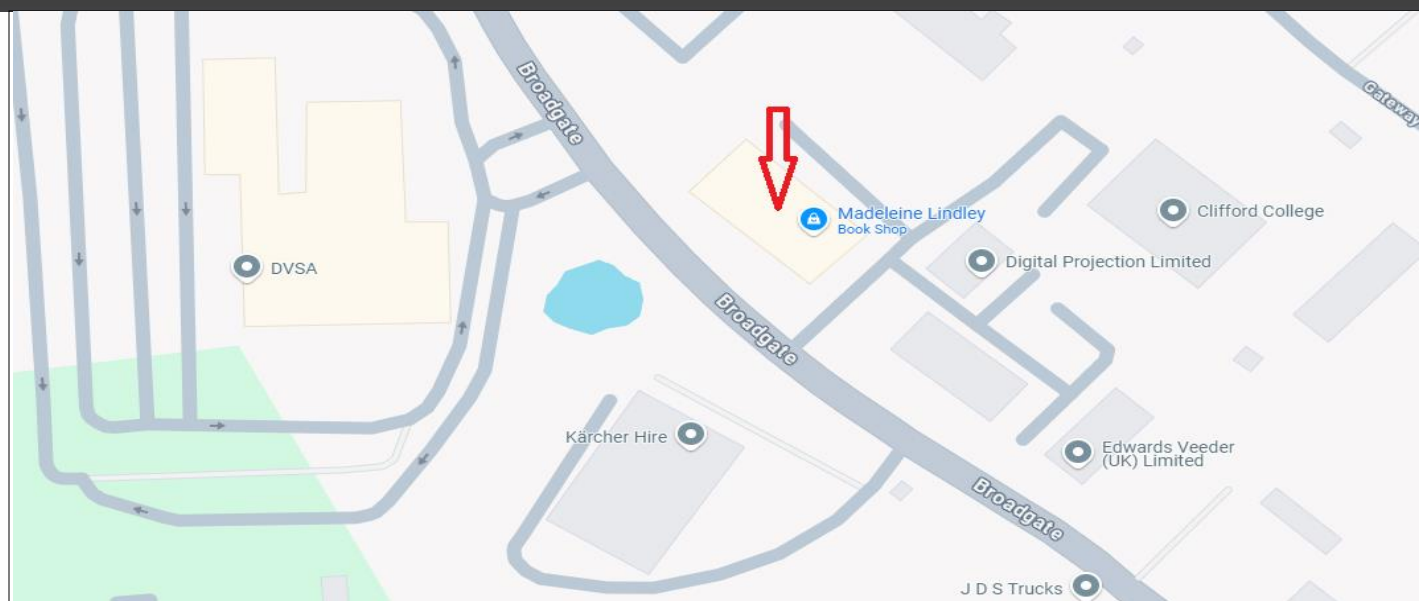
Unit 20, Broadgate, Broadway Business Park, Oldham, OL9 9XA

C10,668 sq ft

Warehouse Unit with offices on a secure site

- A single storey warehouse with level access loading
- Integral offices
- **RENT / PRICE ON APPLICATION**

Unit 20, Broadgate, Broadway Business Park, Oldham, OL9 9XA



Location

A modern steel portal framed warehouse/manufacturing unit situated on Broadgate which is part of the very popular Broadway Business Park, less than half a mile from junction J21 of the M60 orbital motorway. The property is in a well-established commercial area.

Description

The property is a standard steel portal frame construction with profile cladding. The property benefits from many features including:

- Excellent power supply
- Gas supply
- Air conditioning to the offices
- Solar Panels
- Loading Yard
- Staff Car Park
- Well maintained grounds, with potential for expansion of increased parking/yard.

Rental / Price

The rent/price is available on application.

Legal Costs

Each party will bear their own legal costs.

Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

Subject to Contract

The property is offered subject to formal contract / lease.

Viewing

Viewings strictly by appointment with joint agents BC Real Estate & Barton Kendal Commercial.

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