



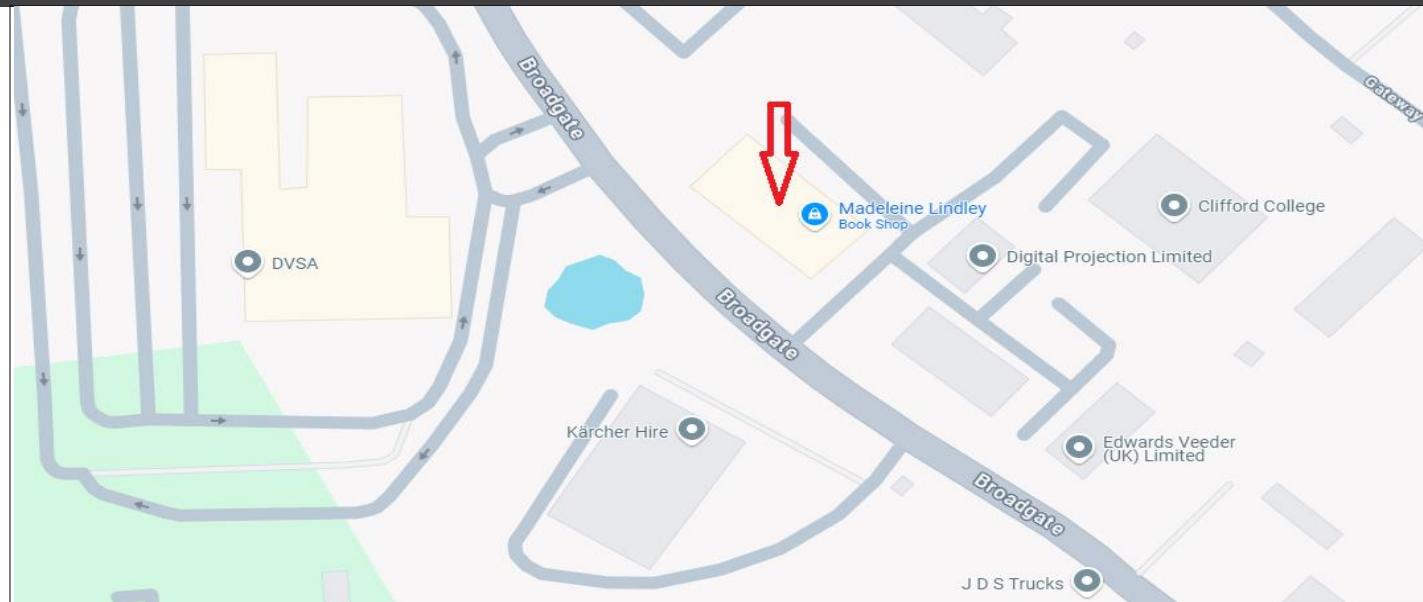
Unit 20, Broadgate, Broadway Business Park, Oldham, OL9 9XA

**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.

**John Barton**

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