

# TO LET

**FORMER WINDSOR MILL, HOLLINS ROAD /  
MANCHESTER ROAD, OLDHAM, OL8 3RB**



(INDICATIVE PLAN)

## DEVELOPMENT OPPORTUNITY

**1.49 Acres (0.60 Hectares)**

- **PROMINENT LOCATION**
- **JUST OFF A62 AND JUNCTION 22 OF THE M60**



**0161 763 0828**



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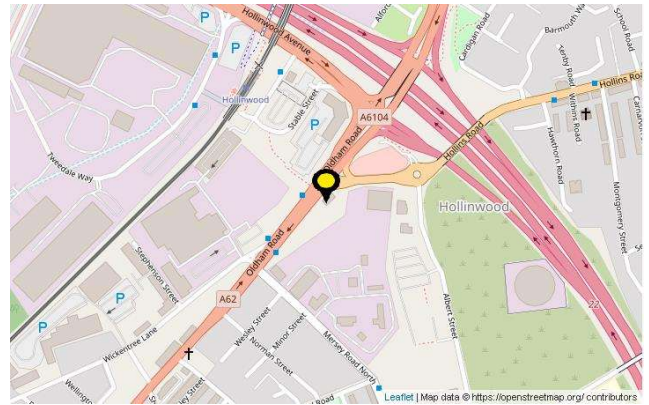


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## LOCATION

The site is just off the A62, Manchester Road, in the Hollinwood area of Oldham. The site has frontage to Hollins Road and is close to the junction with Victor Street and is approximately 1.5 miles South of Oldham Town Centre, and less than 5 miles North of Manchester City Centre.

The site is immediately adjacent to Junction 22 of the M60, which provides access throughout Greater Manchester and to the National Motorway Network. Hollinwood Metrolink Station is within 5 minutes walk.



## DESCRIPTION

The site was previously the site of Windsor Mill, which was demolished some years ago, it is securely fenced and gated and lies in a prominent gateway location, just off the A62 and M60.

The site is suitable for development for a number of potential uses, subject to planning permission.

## ACCOMMODATION

	Acres	Hectares
<b>Total Area</b>	<b>1.49</b>	<b>0.60</b>

(Measurements to be confirmed)

## RENTAL

£55,000 pax

## TENURE

The site can be made available on a lease basis, either on a short term or a unit or units can be developed on a design and build basis.

## PLANNING

We understand the site is allocated for employment purposes, and interested parties should make their own enquiries with Oldham MBC.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## VIEWING

Strictly by appointment with the Sole Agent:  
**NOLAN REDSHAW**

Contact: Paul Nolan  
Tel: 0161 763 0822  
Email: paul@nolanredshaw.co.uk

## Anti-Money Laundering Regulations

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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**(INDICATIVE PLAN)**

