

TO LET / MAY SELL

COLDHURST STREET, OLDHAM, OL1 2PX



Trade Counter / Builders Merchant/ Storage Yard

43,000 Sq Ft (3,998.5 Sq M)

3.12 acres

GALLERY



LOCATION

Coldhurst Street is situated approximately 0.5 miles north of Oldham Town Centre. The area surrounding the subject property is a mix of commercial and residential uses. Nearby occupiers include Keyline Building Suppliers, Emanuel Whittaker Ltd and Comfortex Ltd.

The town lies approximately 8 miles north east of Manchester City Centre via the A62 (Oldham Road), 4 miles north of Ashton-under-Lyne via A627 (Ashton Road) and 6 miles south of Rochdale via the A671 (Oldham Road). Coldhurst Street is 1.8 miles away from M62 via A627(M) and 3 miles north-east of junction 22 of the M60 both of which provide access to the wider motorway network.

DESCRIPTION

The property comprises of a trade counter unit with warehouse accommodation including a detached storage unit.

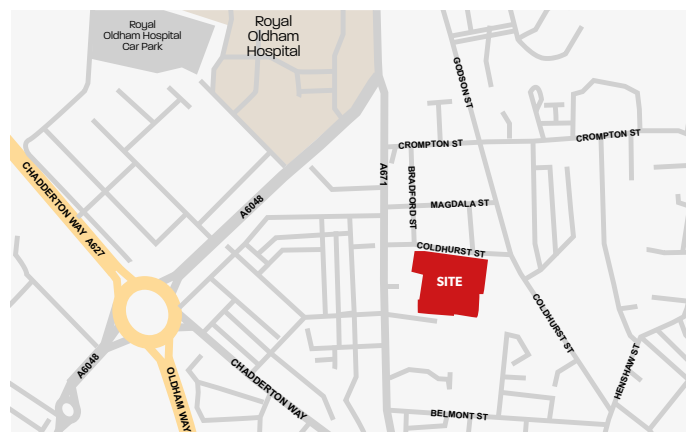
The main building is arranged over four warehouse areas with trade counter accommodation. The property is of steel portal frame construction with brick/ block and metal clad elevations.

The property benefits from being on a secure site of 3.12 acres providing storage and car parking with 12 marked spaces.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a gross external area (GIA) basis.

DESCRIPTION	Sq m	Sq ft
MAIN BUILDING		
Main warehouse	866.8	9,331
Trade counter	476.4	5,128
End warehouse	315.6	3,397
Downstairs warehouse	727.8	7,834
Civils Shed	944.3	10,164
AGGREGATES BUILDING		
Warehouse	667.6	7,186
TOTAL AREA	3,998.5	43,040



TERMS

The premises is available by way of a full repairing and insuring lease. Rent on application. Alternatively our client will consider a Sale of the property.

VAT

VAT will be charged in addition at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction.

EPC

A copy of the EPC for the property is available on request.

CONTACT

For further information or to arrange a viewing please contact the joint letting agents.



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