

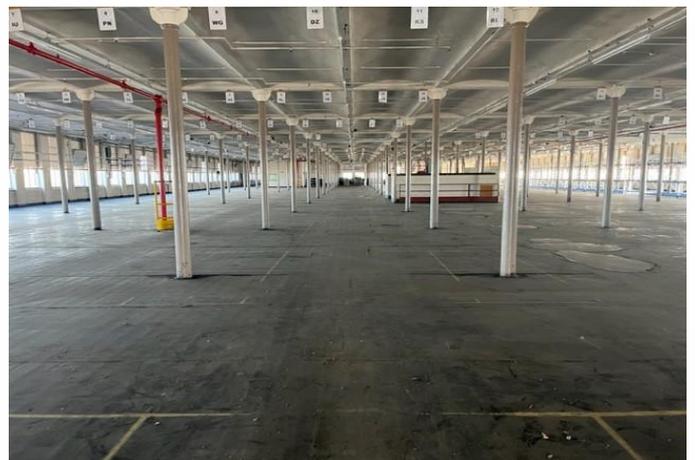
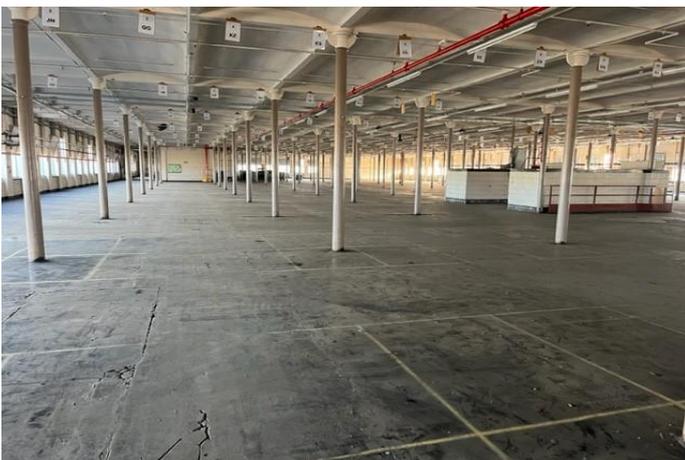
TO LET

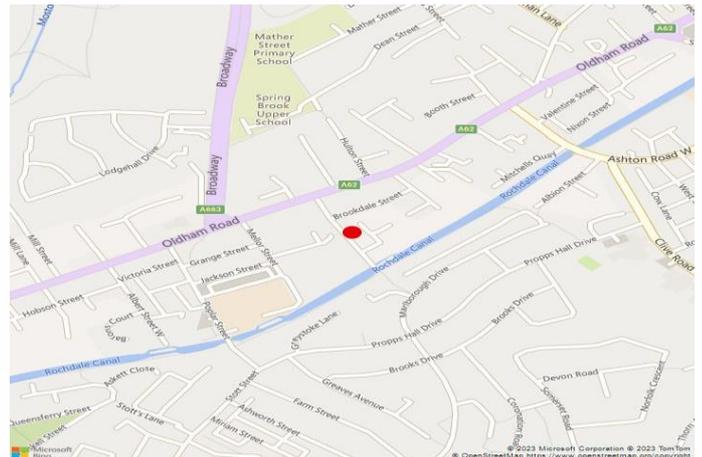
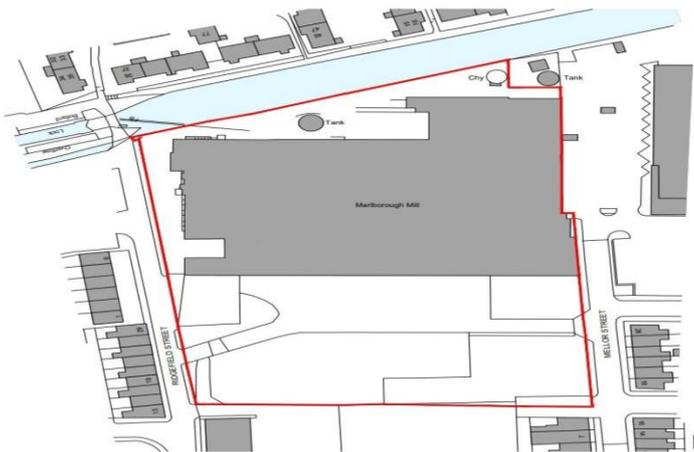


Marlborough Mill, Ridgfield Street, Failsworth, Manchester, M35 0HJ

Warehouse Accommodation
Plus Secure Yard
281,365 Sq Ft (26,138.81 Sq M)

- 1 Mile from Junction 22, M60
- 3 Miles from Manchester City Centre
- Economic Rent
- From 70,000 sq.ft. Upwards
- Various Floors Available
- Dock Level Loading Doors





Location

The property occupies a highly strategic position, situated off the A62 Oldham Road, at its junction with the A663 Broadway. The property is bordered by Mellor Street to the west, the Rochdale Canal to the south, Ridgefield Street to the east with four residential dwellings, a former DSS office and a caravan sales lot to the north fronting the A62 Oldham Road.

The immediate vicinity is of mixed use including residential, office, industrial and retail, with a Morrison's supermarket occupying the neighbouring former mill building directly to the east.

Failsworth is a town within the Metropolitan Borough of Oldham in Greater Manchester. Failsworth lies 5 miles (8 km) north east of Manchester City Centre, 3.5 miles (5.5 km) south west of Oldham and 17.5 miles (28 km) south east of Bolton. The town has a population of 20,555 (Census 2001).

The town has excellent road communications with the arterial A62 Oldham Road connecting Manchester City Centre with Oldham. The A62 Oldham Road and A663 Broadway provide direct access to the M60 motorway at Junctions 22 and 21 respectively.

The Oldham and Rochdale Metrolink Extension will provide a huge boost to micro economy with its own dedicated Failsworth stop 0.5 miles (800m) north of the property as well as the Newton Heath/Moston stop to the south west. Regular bus services also link Failsworth to Manchester City Centre, Oldham and the surrounding catchment areas within the Greater Manchester conurbation.

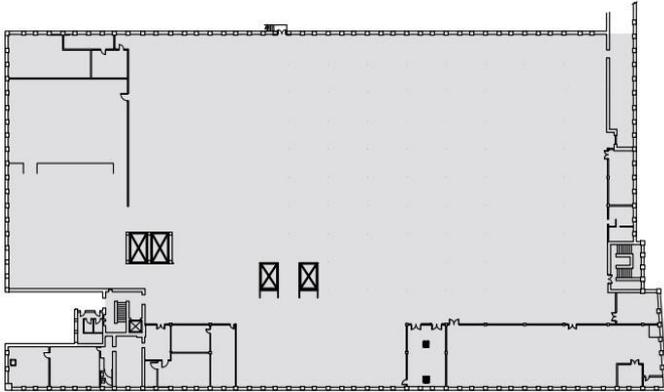
Description

The property is a self contained mill built in 1915. The building offers warehousing at basement, ground, first, second and third floor levels. The building is constructed around cast iron columns, has a timber floor and a flat asphalt roof. The windows are single glazed with timber casement frames.

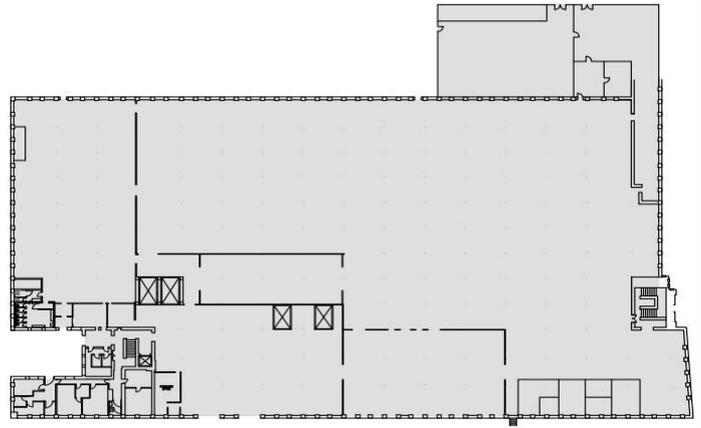
Clear head rooms are approximately 4.88m on the ground floor, 3.81m on the upper floors and 3m in the basement. Building services include sprinklers, strip lighting and a ducted oil heating system. The floors are connected by two goods lifts (2,000 kg capacity) and a single passenger lift (1,000 kg capacity). There are also two hoists connecting the ground floor and basement which are currently unused. The property has separate male and female toilet facilities on each floor.

Externally, the building is served by a good sized yard with excellent loading courtyards of 6 dock levellers and a further 8 partial dock levellers. The property also benefits from a separate car park accommodating 49 vehicles.

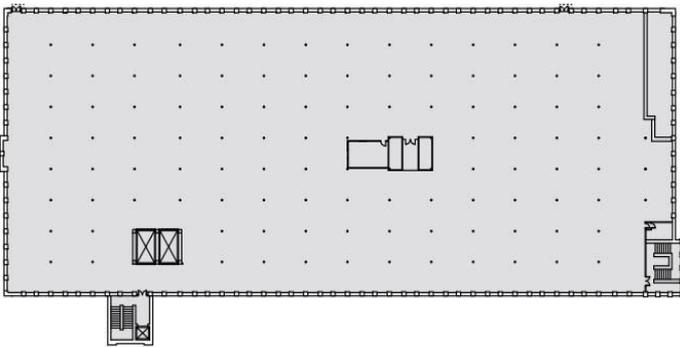
ACCOMMODATION	SQ.FT.	SQ.M.
Lower Ground Floor	65,585	6,000
Ground Floor	71,505	6,643
First Floor	47,675	4,429
Second Floor	48,300	4,487
Third Floor	48,300	4,487
TOTAL	281,365	26,138



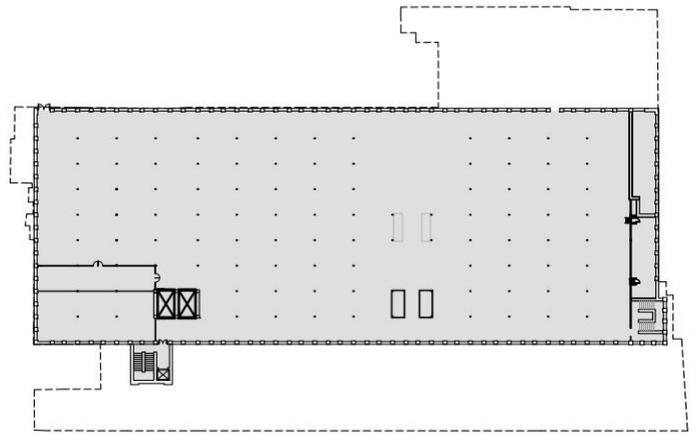
Existing Lower Ground / Basement Floor Plan



Existing Ground Floor Plan



Existing Second / Third Floor Plan



Existing First Floor Plan

Asking Rent

The property is available as a whole on a rent based on £2.00 per sq.ft. Alternatively, the unit can be split into smaller elements from £140,000 per annum plus VAT per floor.

Business Rates

The Rateable Value of the whole facility is £110,000, providing a rates liability of £57,310 per annum.

EPC

The property has an Energy Rating E.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

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Date of Preparation

06 November 2023