



FOR SALE



Windsor Street, Oldham, OL1 4AQ

Approx. 3.25 acre (1.32 Ha) site comprising secure, concreted and lit yard, with associated warehouse (incl craneage) and offices 7,511 Sq Ft (697.8 Sq M).

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Manchester
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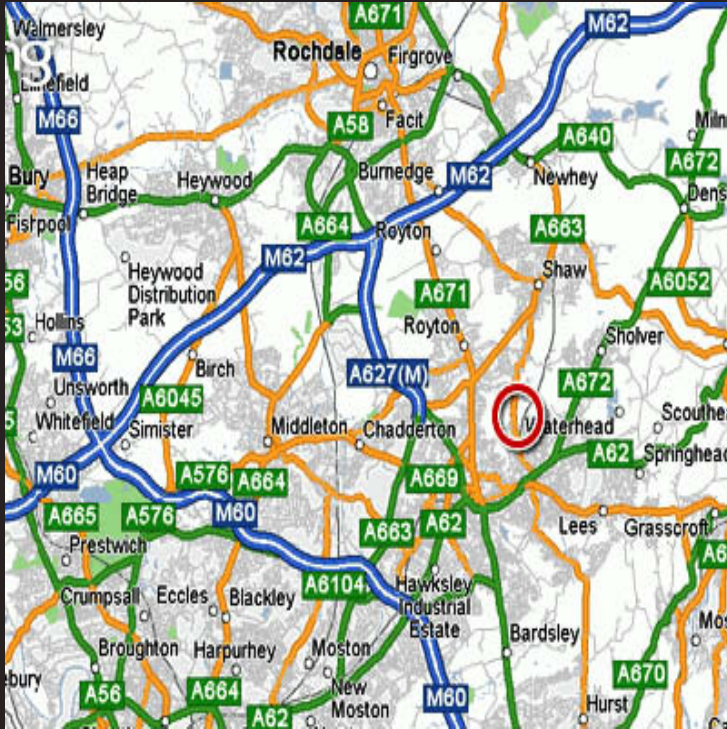


Commercial Property
Advisers and Agents

www.tfcproperty.com

0161 234 0777

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LOCATION

The premises are located close to the junction of Windsor Street and the B6194 Shaw Road which provides access to the A62, approximately 0.5 miles away and thereby the regional road network.

DESCRIPTION

The premises presently comprise a plant yard with associated buildings. The yard area is fully concreted and fenced with palisade fencing and extends to just under 2acres (0.8 Ha). It is also fully lit and has two gated entrances.

The buildings on site comprise a modern warehouse with associated offices which is of portal frame construction covered in profiled metal sheeting. Included in the warehouse is a x tonne crane and eaves height is approx 6m. Access is gained to the yard via a full height roller shutter door.

Incorporated within this building is a mezzanine office area which can be accessed from both the warehouse and the main offices to the front of the building. These comprise a range of private and communal areas as well as toilets and a kitchen. Externally there is a private car park for 12 cars. Attached to the warehouse is a fully fitted portacabin office which is heated and fully cabled and also has toilet facilities.

ACCOMMODATION

Measured on a gross internal basis we estimate the premises extend to the following areas:-

Floor and Use	Sq Metres	Sq Feet
Main Building - Ground Floor		
Workshop & Offices	422.1	4,543
Main Building - First Floor		
Offices	75.7	815
Main Building - Second Floor		
Storage	77.0	829
Main Building - Mezzanine		
Offices & Storage	66.8	719
Portacabin - Ground Floor		
Offices	56.2	605
Total gross internal area:	697.8	7,511

TOTAL SITE AREA - 1.32 HA (3.25 acres)

RATEABLE VALUE

£52,500

TENURE

Freehold

PRICE

Offer in the region of £800,000 excl.

VAT

Will be levied at the appropriate rate.

VIEWING

Strictly by appointment with the sole agents TFC on 0161 234 0777.

