

Oldham

154 Huddersfield Road, OL4

To Let: 4,840 Sq.ft Open plan warehouse/leisure premises fronting Huddersfield Road



Summary

Demise 1 Floor

Size 4,840 sq ft (449.65 sq m)

Rent £1,400 per month

Service Charge £2,500 per annum

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	4,840 sq ft
Rent	£1,400 per month
Business Rates	Upon Enquiry
Service Charge	£2,500 per annum
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	C

Key Features

- Open plan first floor warehouse/leisure unit
- Suitable for storage/warehouse operators
- Suitable for leisure/gym/yoga/operators
- Self contained premises with toilet facilities
- Staircase access off Huddersfield Road
- New RV required - Tenant to source with VOA
- Rent/Service Charge/Insurance/No VAT
- Minimum 3 year term - No Premium

Description

The property provides open plan warehouse/leisure accommodation accessed via main staircase accessed off Huddersfield Road. The property benefits from private toilet facilities.

First floor, 154 Huddersfield Road: 4,840 Sq.ft overall comprising:-

Front store: 1,832 Sq.ft - 40'2" x 47'10" less 7'10" x 11'7".

Mid store: 915 Sq.ft - 21'11" x 41'7".

Rear store: 1,838 Sq.ft - 30'7" x 60'0".

Rear toilet/store area: 255 Sq.ft.

Location

The property is located fronting Huddersfield Road and is located approximately 1.5 miles from Oldham town centre and 3 miles from the M60 motorway.

- Oldham: 1.5 miles.
- M60: 3 miles.
- Manchester: 8.5 miles.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rateable value

Rateable value: £TBC - TENANT TO SOURCE RV. Small Business Rates Multiplier 2024/25: 49.9p. Interested parties are advised to make their own enquiries with OMBC - 0161 770 6611

Rent

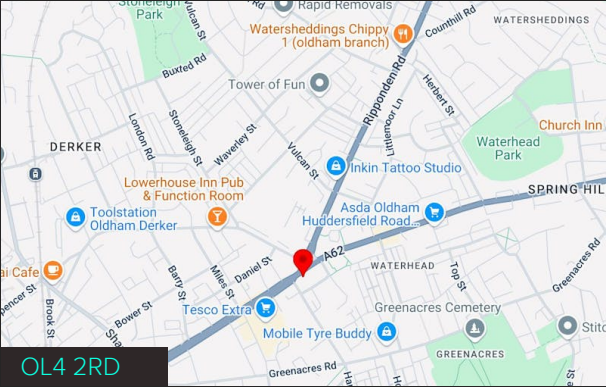
£16,800 per annum exclusive. £1,400 per calendar month.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Estimated £2,500 per annum.



Viewing & Further Information



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Utilities

Mains services are available including electricity, water and drainage

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant.
Estimated £1,000 per annum.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.