

**RYDER &
DUTTON**

CHARTERED SURVEYORS
VALUERS • ESTATE AGENTS

**Medtia Chambers, 5 Barn Street, Oldham,
Greater Manchester, OL1 1LP**



TO LET

Quality Accommodation
Viewing Highly Recommended
Situated in a busy location, in Oldham Town Centre.
Suitable for a number of uses (subject to planning consent)
Car parking available to the rear

To Let at £7.00 per sq.ft per floor

Rent on application

Ref: COM180159

For more information call: **0161 925 3232**

Medtia Chambers, 5 Barn Street, Oldham, Greater Manchester, OL1 1LP

Property Description

The property comprises a three storey modern premises, plus basement.

The Ground Floor on the rightside of the building provides a good sized open plan office suite, recently occupied by 'Mellor Hargreaves Solicitors' extending to (2,917sq.ft) or thereabouts

The second floor office is also available, which could suit a number of commercial businesses, extending to approximately (3,579 sq.ft) per floor. The offices were previously occupied by 'Rathbone Training'

The accommodation has prominent ground floor frontage to Barn Street, enabling the space to be particularly suitable for occupiers requiring good public access.

Accommodation

The property comprises of :

Ground Floor to the right : (2917sq.ft) Comprising :

Open Plan Office Suite

Lower Ground Floor (Basement) (1,933sq.ft)

Comprising :

Office

WCs

Store Room

Second Floor: (3579sq.ft) Comprising :

Large Office Suite

The property has suspended ceilings incorporating Category II lighting and is heated throughout by gas fired central heating.

External: To the rear of the accommodation is secure surface car parking containing 8 rear car parking spaces. Further details of which are available on request.

Location

Situated within Medtia Chambers a high profile commercial building, constructed in 1992. Close to Oldham Police Station & The Spindles Shopping Centre, providing a good footfall.

Close to Union Street Metrolink Station – a direct link into Manchester City Centre, taking 20 minutes

Terms

The property is available by way of an effective full repairing and insuring Lease on terms to be negotiated. All terms are available on a flexible basis.

Services

A service charge to cover the cost of management to the building will be payable, this relates to external

areas and external repairs. Further details of this can be made available on request.

We understand that all mains services are available, however no checks have been made.

VAT

We are informed that VAT is payable on the letting, however solicitors should confirm this.

Tenure

We are advised the tenure is Leasehold, however solicitors will confirm.

EPC

Ground Floor -TBC

Lower Ground Floor (B)

First & Second Floor – (D)

Planning

Please contact Oldham Metropolitan Borough Council, Civic Centre, West Street, Oldham

OL1 1UG in relation to any planning queries:-

Tel No: 0161 770 3000

Website

The property along with others we are currently marketing is available to view on

www.ryder-dutton.co.uk,

www.egpropertylink.com, www.onthemarket.com &

www.rightmove.com

Viewings

Strictly by prior appointment please with

the sole agents, Ryder & Dutton Ltd,

Commercial Dept.

Tel No: 0161 925 3232.

