



TO LET: Rent On Application

RYDER & DUTTON

19-25 Union Street

Oldham, Greater Manchester, OL1 1HA



PRIME CENTRE OFFICE PREMISES

Ground Floor (2,446 sq.ft)

First Floor 216Sq.m (2325sq.ft)

Second Floor 194sq.m (2088sq.ft)

Would Suit professional Practice
Fully Refurbished to a high standard

5 Car Parking Spaces allocated per floor, which is not included in the asking rent for the office space.
(Rental figure to be advised)

RYDER & DUTTON

Edge View House, 14-16 Salmon Fields Business Village, Royton, OL2 6HT
Tel: 0161 925 3232 Fax: 0161 925 3233 Email: commercial@ryder-dutton.co.uk

www.ryder-dutton.co.uk



The property comprises three self-contained Office suites, comprising of quality offices with basement & consulting rooms furnished to a high standard to suit the a professional practice or similar (subject to planning permission). The property is finished to good specifications incorporating Cat 5 cabling and trunking, Suspended ceilings with Cat 2 lighting. Extending to approximately 5,484 sq. or thereabouts.

The sizes and dimensions quoted are in accordance with the RICS code of measuring practice and are accurate to within 5%. The overall sizes quoted are gross internal floor areas unless otherwise stated.

Ground Floor £8 per sq.ft
First Floor £7 per sq.ft
Second Floor £6 per sq.ft

Service charge is £200 a Quarter per floor, this covers the up keep of all communal areas.

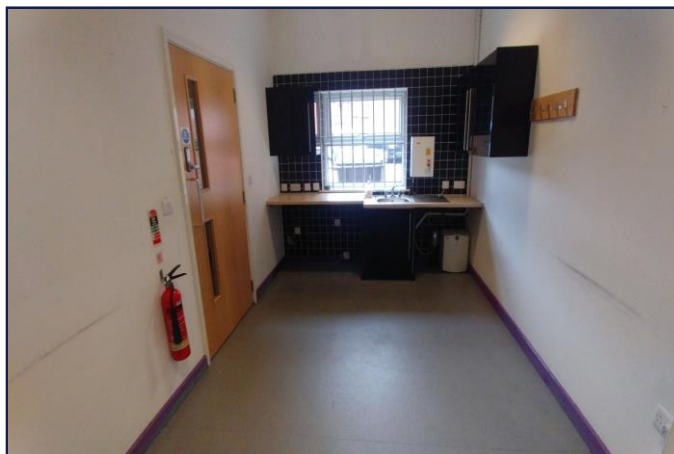
The ingoing tenant will also be responsible to pay the building insurance per annum. Quotation supplied on request.

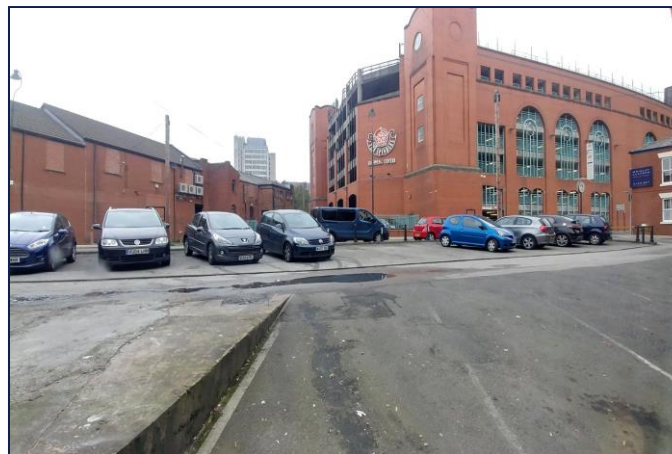
The premises are available for a term to be agreed on a full repairing and insuring basis with rent reviews at three yearly intervals.

We are not aware that VAT is payable on this property, but solicitors should confirm this.

Strictly by prior appointment with the sole agents Ryder & Dutton, Commercial Department.
Tel No: 0161 925 3232.

Details of this property and others we are currently marketing can be viewed by visiting www.ryder-dutton.co.uk and www.egpropertylink.com





Directions Oldham Metropolitan Borough Council, Civic Centre, West Street, Oldham, OL1 1UG.
Tel No: 0161 770 3000.

SERVICES All mains services are available, however no checks have been made.

LOCAL AUTHORITY Oldham Metropolitan Borough Council

EPC RATING B (34)

TENURE To be advised

VIEWING Strictly by appointment through Ryder & Dutton



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